

County Parcel No. _____

PLEASE DO NOT PUBLISH

92-1326

This Indenture,

RECORDED FOR RECORDS
IN JUNIATA COUNTY
April 28 1992
\$ 3,550
Tax & Fees \$ 15.50

MADE the 21st day of April

in the year nineteen hundred and ninety-two (1992)

BETWEEN, THELMA C. HOOVER, Executrix of the Last Will and Testament of Allen I. Klinger, late of Susquehanna Township, Juniata County, Pennsylvania, and THELMA C. HOOVER, a single person, individually, of Susquehanna Township, Juniata County, Pennsylvania, GRANTOR, party of the first part,

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SIMON S. TROYER and DENISE H. TROYER, his wife, as tenants by the entireties, of R.D.#1, Box 223AA, Mt. Pleasant Mills, Snyder County, Pennsylvania, GRANTEES, parties

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
APR 23 1992 850.00

RECEIVED the sum of *Eight hundred fifty or 850.00* DOLLARS in payment of Real Estate Tax for the year 1991
JUNIATA COUNTY RECORDS DEPARTMENT
By *Anna D. Gurnea* Recorder of Deeds

of the second part, WITNESSETH, That said party of the first part, for and in consideration of the sum of EIGHTY-FIVE THOUSAND AND NO/100----- (\$85,000.00)-----

Dollars, lawful money of the United States of America, well and truly paid by the said parties of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second part, their heirs and assigns, as tenants by the entireties.

All that certain tract of land situate in Susquehanna Township, Juniata County, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a corner stone South along the lands now or formerly of Frank Portzline, now or formerly of George Klinger and now or formerly of Sarah Rowe, 32 deg. East, 208 perches to a corner stone; thence along the lands now or formerly of John Brown, now or formerly of Jacob Zellers, and others, South 89 deg. West, 127 perches to a corner stone; thence along the land now or formerly of Jacob Phillips,

BOOK 163 PAGE 22

North 38 deg. West, 19.2 perches to a chestnut oak; thence along the lands of same and that now or formerly of Daniel Kain North 35 deg. West, 137 perches to a corner stone; thence along the land now or formerly of H. R. Beale, North 51 deg. East, 29.8 perches to a chestnut oak; thence North 58-1/2 deg. East, 17.6 perches to a chestnut oak; thence North 51-1/2 deg. East, 14 perches to a chestnut oak; thence North 49-1/2 deg. East, 13.7 perches to a stone; thence along the land now or formerly of George Klinger, North 70 deg. East, 45.5 perches to the place of beginning, CONTAINING 127 Acres, more or less.

It being part of the same which George Klinger by his deed dated February 24, 1906, recorded March 6, 1906, in Juniata County Deed Book 39, Page 33, granted and conveyed to Henry C. Klinger;

And which the said Henry C. Klinger having died March 21, 1935, Intestate, leaving to survive him a widow, Sarah E. Klinger, and a son Allen I. Klinger;

And which the said Sarah E. Klinger, widow, by her deed dated March 26, 1962, recorded March 30, 1962, in Juniata County Deed Book 96, Page 268, granted and conveyed her undivided one-half interest in said real estate to Allen I. Klinger, thereby vesting the entire interest in said real estate in Allen I. Klinger;

And the said Allen I. Klinger having died August 3, 1973, testate, his Last Will and Testament probated September 13, 1973, in and for Juniata County, under the said Will devised the said real estate to Thelma C. Hoover, the Grantor herein.

EXCEPTING AND RESERVING from the foregoing land the following conveyances:

(1) All that certain tract of land conveyed to Allen L. Fawver and Normalea J. Fawver, his wife, by deed dated April 25, 1977, recorded May 18, 1977, in Juniata County Deed Book 117, Page 493. CONTAINING 1.420 Acres, more or less.

(2) All that certain tract of land conveyed to Paul T. Lindquist and Emma M. Lindquist, his wife, by deed dated April 25, 1977, recorded June 10, 1977, in Juniata County Deed Book 115, Page 321. CONTAINING 2.559 Acres, more or less.

(3) A portion (14.00 Acres, more or less) of a certain tract of land conveyed to Loran P. Teates and Sharon L. Teates, his wife, by deed dated April 7, 1978, recorded June 16, 1978, in Juniata County Deed Book 119, Page 390, together with rights-of-ways therein contained.

(4) A portion (4.028 Acres, more or less) of a certain tract of land conveyed to Loran P. Teates and Sharon L. Teates, his wife, by deed dated January 11, 1982, recorded January 13, 1982, in Juniata County Deed Book 127, Page 724.

(5) All that certain tract of land conveyed to Stanley E. Strawser and June R. Strawser, his wife, by deed dated October 9, 1987, recorded October 14, 1987, in Juniata County Deed Book 140, Page 157. CONTAINING 2.50 Acres, more or less.

(6) All that certain tract of land conveyed to Randy Scott Urich and Brenda Urich, his wife, by deed dated November 16, 1987, recorded November 23, 1987, in Juniata County Deed Book 140, Page 486. CONTAINING 1.86 Acres, more or less.

(7) All that certain tract of land conveyed to Stanley E. Strawser and June R. Strawser, his wife, by deed dated August 12, 1988, recorded September 21, 1988, in Juniata County Deed Book 142, Page 876. CONTAINING 6.07 Acres, more or less.

(8) All that certain tract of land conveyed to Stanley E. Strawser and June R. Strawser, his wife, by deed dated August 10, 1989, recorded August 15, 1989, in Juniata County Deed Book 145, Page 741. CONTAINING 4.87 Acres, more or less.

(9) All that certain tract of land conveyed to Stanley E. Strawser and June R. Strawser, his wife, by deed dated April 10, 1992, recorded April 14, 1992, in Juniata County Record Book 162, Page 467. CONTAINING 9.77 Acres, more or less.

UNDER AND SUBJECT to all easements, restrictions, encumbrances and other matters of record or that a physical inspection or survey of the premises would reveal.

Grantor certifies that no hazardous waste within the meaning of the Solid Waste Management Act of 1980 is presently being disposed or has ever been disposed of by the Grantor or to the Grantor's actual knowledge in or upon the premises described hereinabove.

TOGETHER with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; AND ALSO all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said party of the first part, of, in, to or out of the said premises, and every part and parcel thereof.

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of said parties of the second part, their heirs and assigns forever, as tenants by the entirety AND the said GRANTOR, party of the first part, her

heirs, executors, and administrators, do es by these presents, covenant, grant and agree to and with the said parties of the second part, their heirs and assigns, that she the said GRANTOR, party of the first part, her heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances unto the said parties of the second part, their heirs and assigns, against the said party of the first part and her heirs, and against all and every other person or persons, whomsoever, lawfully claiming or to claim the same or any part thereof, shall and will, by these presents, SPECIALLY WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal, the day and year first written above.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

[Signature]
THELMA C. HOOVER, Executrix of the Last Will and Testament of Allen I. Klinger
[Signature]
THELMA C. HOOVER, Individually

CERTIFICATE OF RESIDENCE

I, hereby certify that the precise residence of the grantee herein is as follows R.D.#1, Box 223AA, Mt. Pleasant Mills, Snyder County, Pennsylvania

[Signature]
Attorney or Agent for

Commonwealth of Pennsylvania } ss.
County of Snyder

On this, the 21st day of April 19 92, before me, a Notary Public the undersigned officer, personally appeared Thelma C. Hoover, single person, and Thelma C. Hoover, Executrix of the Last Will and Testament of Allen I. Klinger known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

My Commission Expires January 2, 1994

[Signature]

Notarial Seal
Varda M. Beck, Notary Public
Beaverstown Boro, Snyder County
My Commission Expires Jan. 2, 1994
Member, Pennsylvania Association of Notaries

State of } ss.
County of

On this, the day of 19 .., before me
the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the person whose name subscribed to the within
instrument, and acknowledged that executed the same for the purpose therein
contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

My Commission Expires

State of } ss.
County of

On this, the day of 19 .., before me
the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the person whose name subscribed to the within
instrument, and acknowledged that executed the same for the purpose therein
contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

My Commission Expires

Commonwealth of Pennsylvania } ss.
County of *Juniata*

RECORDED in the Office for Recording of Deeds, etc., in and for said County,
RECORD
in Deed-Book No. *163*, Page *21*

WITNESS my hand and official seal this *28th* day of *April*, 19 *92*

Alma A. Bumer Deputy
Recorder of Deeds

