



ALICIA A. SEIGLER

1 North Main Street,
P.O. Box 68, Courthouse,
Mifflintown, PA 17059

**Juniata County Register & Recorder
Clerk of Orphan's Court**

PHONE: (717) 436-7709
FAX: (717) 436-7756

Instrument Number: 2010-003388

Record Date: 12/29/2010

Instrument Type: DEED

Record Time: 01:47:25

Receipt No.: 91228

Receipt Distribution

Fee/Tax Description	Payment Amount
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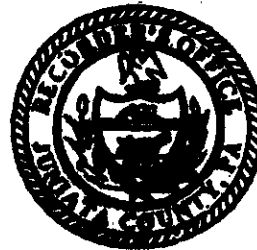
DEED	17.00
DEED - WRIT	.50
DEED - RTT STATE	2,270.00
JUNIATA COUNTY SD	1,135.00
FERMANAGH TWP	1,135.00
J.C.S. / A.T.J.	23.50
CO IMPROVEMENT FND	2.00
REC. IMPRVMT FUND	3.00

Check# 3019	\$46.00
Check# 3020	\$2,270.00
Check# 3021	\$2,270.00
Total Received.....	\$4,586.00

Book#: 2010 Page#: 3388

Paid By Remarks: BOMGARDNER CLYDE R ESQ
AGCHOICE FARM CREDIT/WEAVER R

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
of Juniata County, Pennsylvania



Alicia A. Seigler
Alicia A. Seigler
Recorder of Deeds

Certification Page
DO NOT DETACH

This page is now part of this legal document.

NOTE: Some information subject to change during the verification process and may not be reflected on this page.

FROM: AgChoice Farm Credit, ACA

**MAIL TO: Richard L. Weaver & Freda M. Weaver
101 Durlach Road
Ephrata, PA 17522**

----- [Space Above This Line for Recording] -----

This Indenture

Made the 14 day of December, 2010,

Between AgChoice Farm Credit, ACA, a Pennsylvania corporation, having its principal place of business in the County of Cumberland in said Commonwealth at 900 Bent Creek Boulevard, Mechanicsburg, PA, 17050,

(hereinafter called "GRANTOR")

AND

**Richard L. Weaver and Freda M. Weaver, husband and wife, as tenants by the entirety, of 101 Durlach Road, Ephrata, PA 17522
(hereinafter called "GRANTEES")**

Witnesseth, That the said GRANTOR for and in consideration of the sum of TWO HUNDRED TWENTY-SEVEN THOUSAND AND 00/100 (\$227,000.00) DOLLARS in hand paid to the GRANTOR by the GRANTEES, the receipt whereof is hereby acknowledged, do grant, bargain, sell and convey unto the said GRANTEES, their heirs and assigns,

SEE ATTACHED LEGAL DESCRIPTION.

with the appurtenances: To Have and To Hold the same to and for the use of said GRANTEES, their heirs and assigns forever, and the GRANTOR for its successors and assigns, hereby covenants and agrees that it will WARRANT SPECIALLY the property hereby conveyed.

NOTICE--THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED

OR RESERVED BY THIS INSTRUMENT.

[This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

The Board of Directors of AgChoice Farm Credit, ACA approved the conveyance of the above described property to Grantees herein and duly authorized Allyn Lamb as the President of AgChoice Farm Credit, ACA, to execute the appropriate Deed and other instruments and all other acts and Deeds as are necessary to carry out the foregoing.

In Witness Whereof, The said GRANTOR has caused its common and corporate seal to be affixed to these presents by the hand of Allyn Lamb, President and CEO .

Dated the day and year first above written.

Attest:

Michelle Shroy

By: *Allyn Lamb* (Seal)
Ag Choice Farm Credit, ACA
Allyn Lamb, President and CEO

NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

WITNESS:

Cayle R. Brangshon
Witness

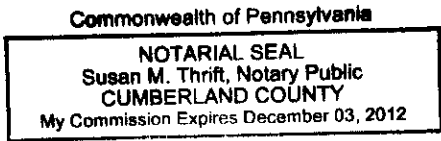
Richard L. Weaver
Richard L. Weaver

Earl W. Hostetter P.O.A.
Freda M. Weaver

COMMONWEALTH OF Pennsylvania :
COUNTY OF Cumberland : ss.
:

On this, the 14 day of December, 2010, personally appeared **Allyn Lamb**, the **President and CEO**, of AgChoice Farm Credit, ACA, being known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

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



[Handwritten Signature]

Notary Public

Certificate of Residence

I, hereby certify that the precise residence of the Grantees herein is as follows:
101 Durlach Road, Ephrata, PA 17522.

Witness my hand this 27 day of **December, 2010.**

[Handwritten Signature]

Cynthia R. Pongorshke

This Document Prepared by:
Dillon McCandless King Coulter & Graham LLP
128 West Cunningham Street
Butler, PA 16001

LEGAL DESCRIPTION:

ALL THOSE CERTAIN TWO (2) parcels of land, together with the improvements thereon erected, situate in Fermanagh Township, Juniata County, Pennsylvania, bounded and described as follows, to wit:

Parcel No. 1: BEGINNING at an existing iron pin on line of lands of Banks Zimmerman, and at corner of lands of Ronald Mast and wife, thence along lands of Ronald Mast and wife the following two (2) courses and distances: South fifty-two (52) degrees six (6) minutes fifty-five (55) seconds East three hundred fifty-one and sixty-one hundredths (351.61) feet to an existing iron pin; thence South seventeen (17) degrees thirty-four (34) minutes forty-one (41) seconds West three hundred and zero hundredths (300.00) feet to a point on the centerline of State Route 0035; thence along said centerline the following two (2) courses and distances: North seventy-two (72) degrees twenty-five (25) minutes nineteen (19) seconds East one hundred forty-seven and eighty-three hundredths (147.83) feet to a point; thence North seventy-one (71) degrees fifty-one (51) minutes fifty-nine (59) seconds East four hundred fifty-two and seventeen hundredths (452.17) feet to a point; thence leaving the centerline of State Route 0035, and along lands of Robert Kint the following two (2) courses and distances: South eighteen (18) degrees one (1) minute twenty-seven (27) seconds East three hundred fifty-two and sixty-three hundredths (352.63) feet to an existing iron pin; thence North eighty-four (84) degrees fourteen (14) minutes thirty-four (34) seconds East five hundred forty-six and thirty-one hundredths (546.31) feet to an existing iron pin; thence along lands now or formerly of Donald Sieber the following two (2) courses and distances: South ten (10) degrees forty-nine (49) minutes seven (7) seconds West one hundred twenty-three and twelve hundredths (123.12) feet to an existing iron pin; thence South twenty-one (21) degrees forty-one (41) minutes fifty-seven (57) seconds West one hundred fifty-seven and eleven hundredths (157.11) feet to a set iron pin; thence along residue of lands of Earl Auker and Rena Auker the following five (5) courses and distances: North eighty-one (81) degrees twenty-nine (29) minutes forty-eight (48) seconds West five hundred eighteen and eighteen hundredths (518.18) feet to a set iron pin; thence South eighty-five (85) degrees fifty-two (52) minutes five (5) seconds West four hundred two and forty-six hundredths (402.46) feet to a set iron pin; thence South seventy-nine (79) degrees twenty-two (22) minutes one (1) second West four hundred seventy and one hundredth (470.01) feet to a set iron pin; thence North thirteen (13) degrees thirty-seven (37) minutes forty (40) seconds West one hundred eight and thirty-seven hundredths (108.37) feet to a set iron pin; thence North two (2) degrees thirty-three (33) minutes three (3) seconds East two hundred seventeen and seventy-three hundredths (217.73) feet to a point on the centerline of State Route 0035; thence along the centerline of State Route 0035 South seventy-three (73) degrees fifty-one (51) minutes fifty-two (52) seconds West one hundred eighty-four and ninety-nine hundredths (184.99) feet to a point; thence along the residue of lands of Earl Auker and Rena Auker the following two (2) courses and distances: North fifteen (15) degrees four (4) minutes twelve (12) seconds West two hundred forty-eight and twenty-eight hundredths (248.28) feet to

a set iron pin; thence North four (4) degrees fifty-two (52) minutes ten (10) seconds West two hundred fifty-seven and fifty-six hundredths (257.56) feet to an existing iron pin; thence along lands of Banks Zimmerman North forty-seven (47) degrees six (6) minutes zero (00) seconds East one hundred ninety-eight and seventy-four hundredths (198.74) feet to an existing iron pin, the point of BEGINNING.

CONTAINING fourteen and forty hundredths (14.40) acres, and being shown as the Proposed Lot Addition on a December 5, 1994, survey plan prepared by Sentral Surveying & Engineering (Robert G. Hartman, R.S.), approved by Fermanagh Township Board of Supervisors on January ____, 1995, and recorded in Juniata County Map Book 22, Page 179.

RESERVING UNTO Earl R. Auker and Rena M. Auker, their heirs and assigns, the right to use water from the springhouse located on the premises herein conveyed, for the benefit of the residue of Aukers' lands adjoining these premises, for agricultural and/or commercial purposes. This reservation shall be liberally construed, and shall include the right of access and the right to lay and repair any devices necessary or convenient for the conveyance, treatment or storage of such water.

TOGETHER WITH the full right and privilege in and to a fifty (50) feet wide general purpose vehicular and utility access easement running southward from State Route 0035, the use thereof to be in common with Earl R. Auker and Rena M. Auker, husband and wife, their heirs and assigns, and subject to such conditions as are set forth in document recorded in Juniata County Record Book 377 at Page 1028, et seq., and as set forth in Juniata County Record Book 378, Page 778.

Parcel No. 2: BEGINNING at a point on the centerline of State Route 0035, at corner of other lands of Ronald and Waneta Mast, husband and wife, thence along said centerline the following two (2) courses and distances: South seventy-one (71) degrees fifty-one (51) minutes fifty-nine (59) seconds West four hundred two and seventeen hundredths (402.17) feet to a point; thence South seventy-two (72) degrees twenty-five (25) minutes nineteen (19) seconds West one hundred forty-seven and eighty-three hundredths (147.83) feet to a point; thence along other lands of Ronald and Waneta Mast, husband and wife, the following seven (7) courses and distances: North seventeen (17) degrees thirty-four (34) minutes forty-one (41) seconds West three hundred and no hundredths (300.00) feet to an existing iron pin; thence North fifty-two (52) degrees six (6) minutes fifty-five (55) seconds West three hundred fifty-one and sixty-one hundredths (351.61) feet to an existing iron pin; thence North fifty-three (53) degrees fifty-seven (57) minutes one (1) second East three hundred sixteen and eight hundredths (316.08) feet to an existing iron pin; thence North sixty-eight (68) degrees twenty (20) minutes thirty (30) seconds East one hundred thirty-seven and twenty hundredths (137.20) feet to a set iron pin; thence South eighteen (18) degrees thirty-five (35) minutes twenty-nine (29) seconds East four hundred four and fourteen hundredths (404.14) feet to a set iron pin; thence North seventy-eight (78) degrees twelve (12) minutes forty (40) seconds East three hundred five and six hundredths (305.06) feet to a set iron pin; thence South eighteen (18) degrees one (1) minute twenty-seven (27) seconds East two hundred sixty and eighty-one hundredths (260.81) feet to a point on the centerline of State Route 0035, the place of BEGINNING.

CONTAINING six and two hundred fifty-five thousandths (6.255) acres, and being shown as a Proposed Lot Addition on a plan prepared November 29, 2004, by Tuscarora Land Surveying (George R. Campbell, R.S.), approved January 10, 2005, by Fermanaugh Township Supervisors, and a true copy of which is recorded in Juniata County Map Book 25 at Page 312.

BEING THE SAME PREMISES conveyed to AgChoice Farm Credit, ACA, by Sheriff's Deed of H. Thomas Lyter, Sheriff of Juniata County, Commonwealth of Pennsylvania, dated October 19, 2010, and recorded on October 19, 2010, in the Office of the Recorder of Deeds of Juniata County, PA, at Instrument No. 2010-002685.

DESIGNATED as Juniata County Tax Map and Parcel No. 04-08-132.