

TAX PARCEL NO. 04-05-03
TOWNSHIP OF BRADY

DEED

THIS DEED is made the 26th day of September, in the year two thousand two (2002).

BETWEEN IRVIN H. FLEMING and KATHRYN M. FLEMING, his wife, now of 118 Bunker Hill Road, Belleville, Mifflin County, Pennsylvania, 17004, parties of the first part, **GRANTORS**,

A N D

IRVIN H. FLEMING and KATHRYN M. FLEMING, Trustees of **THE KATHRYN M. FLEMING FAMILY IRREVOCABLE TRUST**, having a 75% interest as tenant-in-common, and **IRVIN H. FLEMING and KATHRYN M. FLEMING**, having a 25% interest as tenant-in-common, parties of the second part, **GRANTEES**.

WITNESSETH, that said parties of the first part, for and in consideration of the sum of One (\$1.00) Dollar, lawful money of the United States of America, well and truly paid by the said parties of the second part to the said parties of the first part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have hereby granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second part, their heirs, successors and assigns,

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Brady, Huntingdon County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a set nail in the center line of State Highway Route No. 655, thence leaving said Highway along land now or formerly of Roy Metz North forty-seven (47) degrees three (03) minutes twelve (12) seconds West seventeen and fifty hundredths (17.50) feet to an iron pin, thence along same by the same bearing five hundred ninety-four and ten hundredths (594.10) feet to an existing post, thence along same North forty-nine (49) degrees seven (07) minutes twenty-three (23) seconds West five hundred eighty-nine and forty-nine hundredths (589.49) feet to a set iron pin, thence along same North twenty-eight (28) degrees zero (0) minutes zero (0) seconds West twenty-eight and five hundredths (28.05) feet to a set iron pin, thence along same North forty-six (46) degrees zero (0) minutes zero (0) seconds West two thousand one hundred sixty-nine and thirty-two hundredths (2169.32) feet to existing stones in line in line of land now or formerly of Metz Huey, thence along land now or formerly of Metz Huey North sixteen (16) degrees twenty-nine (29) minutes twenty (20) seconds East one thousand nine hundred five and fifty-six hundredths (1905.56) feet to existing stones at corner of land now or formerly of Samuel K. Byler, thence along land now or formerly of Samuel K. Byler South eighty-seven (87) degrees six (06) minutes forty-eight (48) seconds East one thousand thirty-two and forty-six hundredths (1032.46) feet to existing stones, thence along same South thirty-two (32) degrees twenty (20) minutes sixteen (16) seconds East one thousand one hundred ninety-seven and eighty-one hundredths (1197.81) feet to existing stones, thence along same North thirty-eight (38) degrees fifty-four (54) minutes thirty (30) seconds East seven hundred fifty-one and thirty-nine hundredths (751.39) feet to existing stones at corner of land now or formerly of John A. Peachey, thence along land now or formerly of John A. Peachey South fifty-eight (58) degrees twelve (12) minutes fifty-eight (58) seconds East one thousand five hundred six and eighty hundredths

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(1506.80) feet to an existing post at corner of same and along land now or formerly of George Smith, thence along land now or formerly of George Smith South thirty-five (35) degrees thirty-three (33) minutes fifty-seven (57) seconds West one thousand five hundred sixty (1560.00) feet to a set iron pin at corner of same, thence along same South fifty-four (54) degrees twenty-two (22) minutes fifty-two (52) seconds East eight hundred seven and fifty-one hundredths (807.51) feet to a set nail in the center line of said Highway, thence along same, leaving said Highway, by the same bearing one thousand two hundred thirty and seventy-six hundredths (1230.76) feet to a set iron pin in line of land now or formerly of John A. Peachey, thence along land now or formerly of John A. Peachey South thirty-one (31) degrees twelve (12) minutes four (04) seconds West one thousand three hundred thirty-four and thirty hundredths (1334.30) feet to a set iron pin at corner of land now or formerly of Roy Metz, thence along land now or formerly of Roy Metz North fifty-four (54) degrees twenty-one (21) minutes fifteen (15) seconds West one thousand six hundred thirty and thirty-nine hundredths (1630.39) feet to a set nail in the center line of said Highway at corner of same, thence along same, by the center line of said Highway, South forty-three (43) degrees fifty-two (52) minutes twenty-five (25) seconds West three hundred thirty-four and fifty-eight hundredths (334.58) feet to a set nail, the place of BEGINNING.

CONTAINING two hundred fifty-seven and six thousand sixty-four ten thousandths (257.6064) acres.

HAVING THEREON erected three (3) frame dwelling houses (one of them being on the portion thereof hereafter excepted); and being the premises shown in a draft of a survey prepared April 24, 1981, and revised January 9, 1988, by George R. Campbell, Registered Professional Land Surveyor, a copy of which is recorded in Plat Book 6, Page 64, and incorporated herein by reference.

BEING the same premises which Janet L. Huey, widow, by her deed dated February 3, 1989 and recorded in the Recorder of Deeds Office in and for Huntingdon County, Pennsylvania, in Deed Book 230, Page 931, granted and conveyed unto Irvin H. Fleming and Kathryn M. Fleming, his wife, Grantors herein.

EXCEPTING AND RESERVING, nevertheless, thereout and therefrom all that certain portion thereof which James P. Huey and Janet L. Huey, his wife, by their deed dated November 14, 1951, and recorded in Deed Book A, Volume 9, Page 306, Huntingdon County Records, sold and conveyed to Anna Pauline Huey containing six thousand six hundred eighty-four ten-thousandths (.6684) of an acre and being shown South of the center line of said Highway in said draft.

THIS IS A TRANSFER FOR NOMINAL CONSIDERATION TO TRUSTEES OF A LIVING TRUST AND IS THEREFORE EXEMPT FROM THE PAYMENT OF REALTY TRANSFER TAX.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim, and demand whatsoever of the said Grantors, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD, the said lot or piece of ground above-described, with all and singular the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

AND the said Grantors, for themselves, their heirs, executors and administrators, do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will, subject as aforesaid, **SPECIALLY WARRANT AND FOREVER DEFEND.**

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above-written.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF**

Victoria M. Lauken

Irvin H. Fleming
IRVIN H. FLEMING

Victoria M. Lauken

Kathryn M. Fleming
KATHRYN M. FLEMING

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF MIFFLIN :

On this, the 26th day of September, 2002, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared **IRVIN H. FLEMING** and **KATHRYN M. FLEMING**, husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

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

Teri L. Walker

Notary Public
My Commission Expires:

Notarial Seal
Teri L. Walker, Notary Public
Lemoyne Boro, Cumberland County
My Commission Expires Jan. 20, 2003
Member, Pennsylvania Association of Notaries



CERTIFICATE OF RESIDENCE

I hereby certify that the present residence of the Grantees herein is as follows:

RETURN DEED TO:

Irvin H. and Kathryn M. Fleming
118 Bunker Hill Road
Belleville, PA 17004

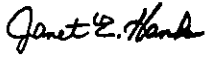


Attorney for Grantees

The area below is reserved for use by the Recorder of Deeds:

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of HUNTINGDON COUNTY, PENNSYLVANIA




Janet E. Hanks
Recorder of Deeds

F ENTERED
HUNTINGDON COUNTY
PENNSYLVANIA
OCT 7 1 37 PM '02
Fleming
9/10
JANET E. HANKS
RECORDER OF DEEDS

OCT 07 2002
Recorded _____
Janet E. Hanks, Recorder of Deeds



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

BK 631PG0981

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid	0
Book Number	631
Page Number	977
Date Recorded	10-7-02

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: Craig A. Hatch, Esquire Telephone Number: _____
Area Code (717) 731-9600
Street Address: 1013 Mumma Road, Suite 100 City: Lemoyne State: PA Zip Code: 17043

B TRANSFER DATA

Grantor(s)/Lessor(s) <u>Irvin H. and Kathryn M. Fleming</u>		Date of Acceptance of Document <u>9/2/02</u>
Grantee(s)/Lessee(s) <u>Kathryn M. Fleming, Trustees of The Kathryn M. Fleming Fam Irrev Trust & Irvin H. & Kathryn M. Fleming</u>		
Street Address <u>118 Bunker Hill Road</u>		Street Address <u>118 Bunker Hill Road</u>
City <u>Belleville</u>	State <u>PA</u>	Zip Code <u>17004</u>
City <u>Belleville</u>	State <u>PA</u>	Zip Code <u>17004</u>

C PROPERTY LOCATION

Street Address		City, Township, Borough <u>Brady Township</u>	
County <u>Huntingdon County</u>	School District <u>Huntingdon School District</u>	Tax Parcel Number <u>04-05-03</u>	

D VALUATION DATA

1. Actual Cash Consideration <u>1.00</u>	2. Other Consideration <u>+ 0</u>	3. Total Consideration <u>= 1.00</u>
4. County Assessed Value <u>37,880.00</u>	5. Common Level Ratio Factor <u>x 5.47</u>	6. Fair Market Value <u>= 207,203.60</u>

E EXEMPTION DATA

1a. Amount of Exemption Claimed <u>100%</u>	1b. Percentage of Interest Conveyed <u>100%</u>
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2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) This is a transfer to Trustees of a Living Trust and is therefore exempt from the payment of Realty Transfer Tax. [72 P.S. Section 8102-C.3(8.1)]

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date <u>10/3/02</u>
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.