



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 - 202303629

Recorded On 10/12/2023 At 11:12:41 AM

*** Total Pages - 7**

*** Instrument Type - DEED**

Invoice Number - 49507 User - TLC

*** Grantor - WILLIAMSON, AUDREY L**

*** Grantee - GRAYBILL, PAULINE M**

*** Customer - MARTSON LAW OFFICES**

*** FEES**

STATE TRANSFER TAX	\$0.00
STATE WRIT TAX	\$0.50
JCS/ATJ/CJEA	\$19.00
RECORDING FEES -	\$15.00
RECORDER OF DEEDS	
RECORDER OF DEEDS IMP	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
STATEMENT OF VALUE FEE -	\$2.00
RECORDER OF DEEDS	
JUNIATA COUNTY SCHOOL	\$0.00
DISTRICT REALTY TAX	
TUSCARORA TOWNSHIP	\$0.00
REALTY TAX	
TOTAL PAID	\$41.50

This is a certification page

DO NOT DETACH

**This page is now part
of this legal document.**

RETURN DOCUMENT TO:
MARTSON LAW OFFICES
621 W MAIN STREET
PO BOX 300
THOMPSONTOWN, PA 17094

**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

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

CORRECTIVE DEED

MADE, this 9th day of October, 2023

BETWEEN AUDREY L. WILLIAMSON, widow, of Juniata County, Pennsylvania, hereinafter referred to as:

Grantor

AND

PAULINE M. GRAYBILL, unmarried, of Juniata County, Pennsylvania, hereinafter referred to as:

Grantee

In consideration of ONE DOLLAR (\$1.00), the receipt whereof is hereby acknowledged, the Grantor hereby grants and conveys to the Grantee, her heirs and assigns:

ALL THAT CERTAIN parcel of land situate in Tuscarora Township, Juniata County, Pennsylvania, bounded and described in accordance with a Draft of Survey for Pauline M. Graybill, dated August 16, 2023, and prepared by Axis Professional Surveying, LLC, Chad A. Smith, R.P.L.S., as follows:

BEGINNING at a point in the centerline of Gilbow Hill Road (T-311), said point being shared by land now or formerly of Audrey L. Williamson; thence along land now or formerly of Audrey L. Williamson the following two (2) courses and distances: 1) North 68 degrees 32 minutes 19 seconds East through a rebar found at 21.90 feet for a total distance of 411.63 feet to a rebar found; and 2) North 31 degrees 03 minutes 31 seconds West a distance of 650.59 feet to a rebar found; thence along land now or formerly of Daryl Lee and Ginger Lee Best the following two (2) courses and distances: 1) North 39 degrees 05 minutes 13 seconds East a distance of 177.74 feet to a Walnut stump found; and 2) North 08 degrees 03 minutes 18 seconds West a distance of 157.27 feet to point on the right-of-way line of State Route 850; thence along the Southern right-of-way line of State Route 850 the following four (4) courses and distances: 1) North 41 degrees 23 minutes 33 seconds East a distance of 7.74 feet to a rebar set; 2) South 48 degrees 35 minutes 40 seconds East a distance of 105.01 feet to a point; 3) South 70 degrees 24 minutes 28 seconds East a distance of 26.93 feet to a point; and 4) North 41 degrees 07 minutes 06 seconds East a distance of 20.03 feet to a point in the centerline of State Route 850; thence along the centerline of State Route 850 South 48 degrees 55 minutes 28 seconds East a distance of 238.43 feet to a point on the centerline of State Route 850; thence South 40 degrees 59 minutes 27 seconds West a distance of 16.51 feet to a point on the southern right-of-way; thence along the southern right-

of-way of State Route 850 the following six (6) courses and distances: 1) South 48 degrees 55 minutes 59 seconds East a distance of 10.00 feet to a point; 3) South 34 degrees 13 minutes 44 seconds East a distance of 52.26 feet to a point; 4) South 52 degrees 16 minutes 58 seconds East a distance of 77.34 feet to a point; 5) South 02 degrees 59 minutes 16 seconds East a distance of 25.38 feet to a point; 6) South 56 degrees 04 minutes 46 seconds East a distance of 23.62 feet to a point; and 7) South 56 degrees 47 minutes 06 seconds East a distance of 103.65 feet to a rebar set; thence along land now or formerly of Bethany K. Adhikari and Zachary A. Hawk the following three (3) courses and distances: 1) South 23 degrees 16 minutes 37 seconds West a distance of 115.68 feet to a bent rebar found; 2) South 18 degrees 00 minutes 54 seconds East a distance of 354.31 feet to a rebar found; and 3) South 41 degrees 44 minutes 20 seconds East a distance of 683.03 feet to a rebar found witnessed; thence along land now or formerly of James R. Peterson, et al., the following eight (8) courses and distances: 1) South 54 degrees 00 minutes 27 seconds West a distance of 1,318.41 feet to a rebar in stones found witnessed; 2) South 77 degrees 49 minutes 30 seconds East a distance of 382.48 feet to a rebar in stones found witnessed; 3) South 50 degrees 07 minutes 42 seconds West a distance of 610.36 feet to a rebar in stones found; 4) South 58 degrees 03 minutes 04 seconds West a distance of 436.46 feet to a rebar in stones found witness; 5) North 42 degrees 13 minutes 14 seconds West a distance of 788.06 feet to a bent rebar found; 6) North 43 degrees 01 minutes 35 seconds East a distance of 109.44 feet to a point in the center of an existing road; 7) North 34 degrees 33 minutes 34 seconds East a distance of 208.14 feet to a point in the center of an existing road; and 8) North 34 degrees 57 minutes 25 seconds East a distance of 79.62 feet to a point in the center of an existing road; thence along land now or formerly of Stephen E. Sanderson, et al. and to points in the center of a road believed to be Gilbow Hill Road (T-311), the following four (4) courses and distances: 1) North 35 degrees 55 minutes 29 seconds East a distance of 169.96 feet to a point; 2) North 32 degrees 33 minutes 29 seconds East a distance of 102.80 feet to a point; 3) North 39 degrees 58 minutes 29 seconds East a distance of 327.70 feet to a point; and 4) North 31 degrees 12 minutes 29 seconds East a distance of 254.00 feet to a point; thence along lands now or formerly of Stephen E. Sanderson et al. and David E. Berrier, Jr. and to points in the center of a road believed to be Gilbow Hill Road (T-311), North 47 degrees 08 minutes 29 seconds East a distance of 110.40 feet to a point; thence along lands now or formerly of David E. Berrier, Jr. and to points in the center of a road believed to be Gilbow Hill Road (T-311), the following two (2) courses and distances: 1) North 36 degrees 35 minutes 50 seconds East a distance of 65.09 feet to a point; and 2) North 33 degrees 29 minutes 20 seconds East a distance of 21.53 feet to a point; thence along lands now or formerly of David E. Berrier, Jr. and George W. Turman and to points in the center of a road believed to be Gilbow Hill Road (T-311), North 20 degrees 28 minutes 21 seconds East a distance of 52.42 feet to a point; thence along lands now or formerly of George W. Turman North 20 degrees 22 minutes 39 seconds East a distance of 64.79 feet to a point in the centerline of Gilbow Hill Road (T-311), the point and place of the BEGINNING

CONTAINING approximately, 50.74 acres, more or less, and being identified as Parcel 1 in the Draft of Survey for Pauline M. Graybill.

BEING a portion of the same premises which Audrey L. Williamson, widow, by deed dated December 6, 2022, and recorded December 12, 2022, in the Office of the Recorder of Deeds of Juniata County in Instrument Number 202205341, granted and conveyed unto Pauline M. Graybill, unmarried.

This is a corrective deed being made due to a scrivener error and is made for the sole purpose of correcting the description in the deed recorded at Instrument Number 202205341.

This is a corrective deed and therefore exempt from state and local realty transfer taxes as it corrects a transfer previously recorded and does not extend or limit existing record legal title or interest under 72 P.S. Sec. 8102-C.3(4).

AND the said Grantor hereby covenants and agrees that she will warrant specially the property hereby conveyed.

[Signature page to follow]

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

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

Sen 57

Audrey L. Williamson
Audrey L. Williamson

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF JUNIATA)

On this, the 9th day of October, 2023, before me, the undersigned officer, personally appeared ~~Pauline M. Graybill~~, unmarried, 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 purposes therein contained. Audrey L. Williamson jad

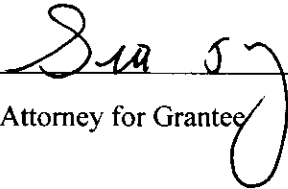
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal
Julie A. Doherty, Notary Public
Juniata County
My commission expires January 22, 2026
Commission number 1006933
Member, Pennsylvania Association of Notaries

Julie A. Doherty
Notary Public

I hereby certify that the precise residence and complete post office address of the within Grantee
is:

893 Airport Drive
miff lintown, PA 17059



Attorney for Grantee

MARTSON

LAW OFFICES

621 WEST MAIN STREET

PO BOX 300

THOMPSONTOWN, PA 17094

TELEPHONE 717-535-2100

FACSIMILE 717-535-2103

INTERNET www.martsonlaw.com

REV-183
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid: 0.00
Book: _____ Page: _____
Instrument Number: 202303629
Date Recorded: 10/12/2023

SECTION I TRANSFER DATA

Date of Acceptance of Document					
Grantor(s)/Lessor(s) Audrey Williamson		Telephone Number (717) 535-2100		Grantee(s)/Lessee(s) Pauline Graybill	
Mailing Address 1133 Route 850		Mailing Address 893 Airport Drive			
City Honey Grove		State PA	ZIP Code 17035	City Mifflintown	
		State PA	ZIP Code 17059		

SECTION II REAL ESTATE LOCATION

Street Address 1133 Route 850, Honey Grove, PA 17035			City, Township, Borough Tuscarora Township		
County Juniata		School District Juniata County		Tax Parcel Number 16-16-17 (part of)	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value \$ 5,286.06	5. Common Level Ratio Factor x 9.90	6. Computed Value = \$ 52,332.00

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 0.00 \$ 52,332.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. 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. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Seth T. Mosebey			Telephone Number (717) 535-2100		
Mailing Address 621 W. Main St.			City Thompsontown		State PA
			ZIP Code 17094		

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 <i>Seth T. Mosebey</i>	Date 10/10/2023
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



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