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01-03-13 08:46HARVEY 01 9126
DEED \$15.50
WRIT TAX \$0.50
CNTY REC FEE \$1.00
RCDR REC FEE \$1.00
CHK \$18.00

DEED

MADE the 8th day of March in the year Two Thousand One (2001)

BETWEEN RONALD C. FLAUAUS and CRYSTAL L. FERRY now by marriage

CRYSTAL L. FLAUAUS, husband and wife, of 349 Ridge Road, Richfield, Snyder County, Pennsylvania, GRANTORS and parties of the first part,

AND

RONALD C. FLAUAUS and CRYSTAL L. FLAUAUS, husband and wife, of 349 Ridge Road, Richfield, Snyder County, Pennsylvania, GRANTEES as Tenants by the Entireties, parties of the second part,

WITNESSETH, that said parties of the first part, for and in consideration of the sum of ONE AND/NO (\$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 and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have 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 and assigns.

ALL that certain tract of land situate in West Perry Township, Snyder County, Pennsylvania, bounded and described as follows:

BEGINNING at stones at the Northeast corner of the tract herein conveyed; thence along land now or formerly of Rhine Maneval, South seventy-seven and one-fourth degrees West (S.

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77¼° W.) a distance of fifty-four and nine tenths (54.9) perches to an iron post; thence along land now or formerly of Delbert L. Renninger, South two and one-fourth degrees West (S. 2¼° W.) a distance of twenty-one and twenty-four hundredths (21.24) perches to a Lynn tree and stones; thence along same, South eleven degrees East (S. 11° E.) a distance of thirty-eight and three tenths (38.3) perches to a White Oak; thence along land of same, South seventy-eight and one-fourth degrees East (S. 78¼° E.) a distance of sixteen and five tenths (16.5) perches to a post; thence along same, North twenty-four degrees East (N. 24° E.) a distance of sixteen and eight tenths (16.8) perches to a post; thence along same, South seventy-nine and three-fourths degrees East (S. 79¾° E.) a distance of sixteen and four tenths (16.4) perches to a post or Hickory tree; thence along land now or formerly of Paul Howell, North six and three-fourths degrees East (N. 6¾° E.) a distance of sixty-three and two tenths (63.2) perches to stones, the place of beginning. Containing Seventeen (17) Acres and One Hundred Fifty-Two (152) Perches. (TM-WP-1-24)

The improvements thereon consist of a two story frame dwelling, a 40' X 80' garage and mobile home.

EXCEPTING AND RESERVING THEREFROM a tract of land conveyed by Sadie M. Renninger, widow, by her deed dated December 5, 1969 and recorded in Snyder County Deed Book 112 at Page 13, to Monroe N. Renninger and Mildred E. Renninger, his wife, containing 3.26 acres.

BEING the same premises which Lonnie K. Varner and Robin D. Varner, husband and wife, by their deed dated May 10, 1996 and recorded May 13, 1996, in the Office of the Recorder of Deeds in and for Snyder County, at Middleburg, Pennsylvania, in Record Book 371 at Page 604, granted and conveyed unto Ronald C. Flauaus and Crystal L. Ferry, now by marriage Crystal L. Flauaus, the present Grantors.

The above tract of land being further described as follows:

ALL that certain tract or parcel of land situate in West Perry Township, County of Snyder and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a nail in the centerline of Township Road T-316, thence along land of David Maneval, North seventy-eight degrees forty-three minutes East (N. 78° 43' E.) traveling through a set iron pin at twenty-five (25.0) feet for a total distance of six hundred ninety-two and three tenths (692.3) feet to an iron pin in existing stone pile; thence along land of Joseph D. Treaster, South eight degrees fifty-eight minutes West (S. 08° 58' W.) a distance of one thousand twenty-four and five tenths (1,024.5) feet to an existing iron pin beside stone; thence along land of Helen J. Snyder, North seventy-seven degrees thirty-seven minutes West (N. 77° 37' W.) a distance of two hundred fifty-two and four tenths (252.4) feet to an existing axle; thence along same, South twenty-five degrees thirty-five minutes West (S. 25° 35' W.) a distance of two hundred seventy-five and one tenth (275.1) feet to an existing iron pin; thence along same, North seventy-six degrees nineteen minutes West (N. 76° 19' W.) a distance of two hundred sixty-nine and two tenths (269.2) feet to a 34" White Oak; thence North nine degrees fifty-seven minutes West (N. 09° 57' W.) a distance of one hundred four and one tenth (104.1) feet to an iron pin; thence North nine degrees fifty-seven minutes West (N. 09° 57' W.) a distance of fifty (50) feet to a nail in the centerline of Township Road T-316; thence in the centerline of said

township road the following courses and distances: North twenty-seven degrees two minutes East (N. 27° 02' E.) a distance of two hundred thirty-three and three tenths (233.3) feet; North sixteen degrees fifty-eight minutes East (N. 16° 58' E.) a distance of one hundred seventy-four and four tenths (174.4) feet; North five degrees nineteen minutes East (N. 05° 19' E.) a distance of one hundred forty-one and two tenths (141.2) feet; North six degrees nine minutes West (N. 06° 09' W.) a distance of three hundred forty-two and five tenths (342.5) feet to the place of beginning. Containing Fourteen and Fourteen Hundredths (14.14) Acres of land whereon is situate a two story frame dwelling, garage and mobile home. (TM-WP-1-24)

The above described tract of land being shown as Tract No. 2 on a certain survey prepared for Mildred E. Renninger by Warren E. Kerstetter, P.L.S., dated October 11-16, 1984, and recorded in Snyder County Map File No. 876, on June 7, 1985.

THIS IS A TRANSFER between husband and wife to husband and wife and is exempt from transfer tax by virtue of Section 91.193(b)(6)(i).

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 parties 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.

AND the said Grantors, for themselves, their heirs, executors, and administrators, do by these presents, covenant, grant and agree to and with the said parties of the second part, their heirs and assigns, that they the said Grantors and their 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 parties of the first part and their heirs, and against all and every other person or 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, by these presents, SPECIALLY WARRANT AND FOREVER DEFEND.

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

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Edward M. Wolf *Ronald C. Flauaus* (SEAL)
as to RONALD C. FLAUAUS
Att *Crystal L. Ferry* (SEAL)
CRYSTAL L. FERRY now by marriage
Crystal L. Flauaus (SEAL)
CRYSTAL L. FLAUAUS

CERTIFICATE OF RESIDENCE

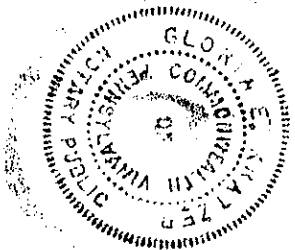
I, hereby certify that the precise residence of the Grantee herein is as follows: 349 Ridge Road, Richfield, PA 17086.

Edward M. Wolf
Attorney or Agent for Grantee

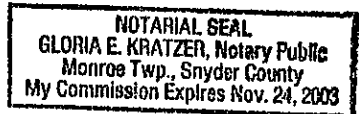
COMMONWEALTH OF PENNSYLVANIA: SS.
COUNTY OF SNYDER :

On this, the 8TH day of March, 2001, before me a Notary Public, the undersigned officer, personally appeared RONALD C. FLAUAUS and CRYSTAL L. FERRY now by marriage CRYSTAL L. FLAUAUS, 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 have hereunto set my hand and notarial seal.



Gloria E. Kratzer
My Commission Expires:



COMMONWEALTH OF PENNSYLVANIA:

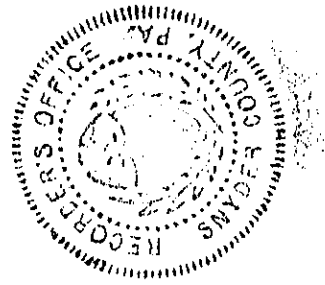
SS.

COUNTY OF SNYDER

RECORDED in the Office for Recording of Deeds, etc., in and for said County, in
Record Book 484, Page 46.

WITNESS my hand and official seal this 13th day of March, 2001.

Harry J. Kreamer, Jr.
Recorder of Deeds



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