

Inst.# 200210765 - Page 1

# **THIS DEED**

MADE the 30<sup>th</sup> day of August, in the year two thousand two (2002),

## **BETWEEN**

**EVELYN A. RALSTON and JOHN T. RALSTON**, wife and husband, of 422 Valley Road, Bloomsburg, Columbia County, Pennsylvania, 17815; **JANE PENNINGTON and KEITH W. PENNINGTON**, wife and husband, of 101 Shawnee Road, Bloomsburg, Columbia County, Pennsylvania, 17815; and **DORIS HARTZELL and ROBERT A. HARTZELL**, wife and husband, of 13 Shawnee Road, Bloomsburg, Columbia County, Pennsylvania, 17815,

**GRANTORS,**

**- AND -**

**SAMANTHA M. HESS**, of 198 Shannon Hill Road, Benton, Columbia County, Pennsylvania, 17814 and **KEVIN HOCK**, of 198 Shannon Hill Road, Benton, Columbia County, Pennsylvania, 17814,

**GRANTEES,**

**WITNESSETH**, that in consideration of the sum of **TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantees, their heirs, successors and assigns, **AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.**

**ALL THAT CERTAIN** piece, parcel and tract of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a #4 rebar (found) in the centerline of Township Route 796 (Elmdale Road) and common corner with lands of John L., IV and Audrey F. Schupp, **THENCE** along lands of Schupp, South 51 degrees 39 minutes 42 seconds East, a distance of 306.58 feet to a #5 rebar (found); **THENCE** along the same, South 26 degrees 22 minutes 54 seconds East, a distance of 475.01 feet to a #5 rebar (found); **THENCE** along the same, South 08 degrees 28 minutes 00 seconds West, a distance of 396.29 feet to a #5 rebar (found) common corner with lands of Malcolm R., Malcolm R., II and Cloyd J. G. Scott; **THENCE** along lands of Scott, North 81

degrees 30 minutes 53 seconds West, a distance of 225.97 feet to a #5 rebar (found); **THENCE** along the same, North 03 degrees 49 minutes 05 seconds West, a distance of 166.00 feet to a #5 rebar (found); **THENCE** along the same North 81 degrees 32 minutes 05 seconds West, a distance of 699.78 feet to a #5 rebar (found) in the centerline of the aforesaid Township Route 796; **THENCE** along the centerline, North 40 degrees 40 minutes 32 seconds East, a distance of 116.66 feet to a point; **THENCE** along the same, North 41 degrees 00 minutes 16 seconds East, a distance of 129.37 feet to a point; **THENCE** along the same, North 39 degrees 10 minutes 33 seconds East, a distance of 99.60 feet to a point; **THENCE** along the same, North 36 degrees 43 minutes 04 seconds East, a distance of 122.26 feet to a point; **THENCE** along the same, North 34 degrees 21 minutes 59 seconds East, a distance of 105.02 feet to a railroad spike (found) common corner with lands of Mark A. Bowman; **THENCE** along lands of Bowman, South 44 degrees 28 minutes 56 seconds East, a distance of 104.87 feet to an iron pin (found); **THENCE** along the same, North 39 degrees 14 minutes 03 seconds East, a distance of 170.99 feet to an iron pin (found); **THENCE** along the same, North 10 degrees 41 minutes 04 seconds West, a distance of 133.09 feet to a point; **THENCE** along the same, North 61 degrees 49 minutes 02 seconds West, a distance of 22.43 feet to a point in the centerline of the aforesaid Township Route 796; **THENCE** along the centerline, North 34 degrees 21 minutes 25 seconds East, a distance of 71.10 feet to the place of **BEGINNING**.

**CONTAINING** 10.845 acres of land according to a survey prepared by Beishline Surveying dated April 30, 2002 to be recorded simultaneously with the recording of this deed.

**BEING A PART** of Parcel Number 6, Tract Number 1 of a deed dated August 11, 1994 and recorded in Record Book Volume 576, page 687 from Evelyn A. Ralston, et al., to Evelyn A. Ralston, et al., grantors herein.

**TOGETHER** with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise 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 Grantor, either in law or equity, of, in and to the same.

**TO HAVE AND TO HOLD** the said message or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or 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 will **SPECIALLY WARRANT** and forever defend the property hereby conveyed.

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

Sealed and delivered in  
the presence of:

_____	: <u>Evelyn A. Ralston</u> (SEAL)
_____	: EVELYN A. RALSTON
<u>J</u> _____	: <u>John T. Ralston</u> (SEAL)
_____	: JOHN T. RALSTON
_____	: <u>Jane Pennington</u> (SEAL)
_____	: JANE PENNINGTON
_____	: <u>Keith W. Pennington</u> (SEAL)
_____	: KEITH W. PENNINGTON
_____	: <u>Doris Hartzell</u> (SEAL)
_____	: DORIS HARTZELL
_____	: <u>Robert A. Hartzell</u> (SEAL)
_____	: ROBERT A. HARTZELL

**CERTIFICATE OF RESIDENCE**

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

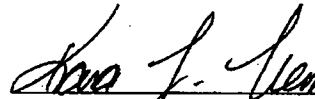
198 Shannon Hill Road  
Benton, PA 17814

  
ATTORNEY OR AGENT FOR GRANTEES

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS.  
COUNTY OF COLUMBIA )

ON THIS, the 30<sup>th</sup> day of August, 2002, before me, a Notary Public, the undersigned officer, personally appeared **EVELYN A. RALSTON and JOHN T. RALSTON** wife and husband, 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.

  
NOTARY PUBLIC  
My Commission Expires

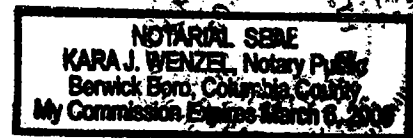


COMMONWEALTH OF PENNSYLVANIA )  
 ) SS.  
COUNTY OF COLUMBIA )

ON THIS, the 30<sup>th</sup> day of August, 2002, before me, a Notary Public, the undersigned officer, personally appeared **JANE PENNINGTON and KEITH W. PENNINGTON**, wife and husband, 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.

  
NOTARY PUBLIC  
My Commission Expires



COMMONWEALTH OF PENNSYLVANIA )  
 ) SS.  
COUNTY OF COLUMBIA )

ON THIS, the 30<sup>th</sup> day of August, 2002, before me, a Notary Public, the undersigned officer, personally appeared **DORIS HARTZELL and ROBERT A. HARTZELL**, wife and husband, 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.

BEVERLY J. MICHAEL  
REGISTER AND RECORDER  
COLUMBIA COUNTY  
Pennsylvania

INSTRUMENT NUMBER  
200210764

RECORDED ON  
Sep 10, 2002  
4:01:05 PM

RECORDING FEES - \$17.00  
RECORDER  
COUNTY IMPROVEMENT \$2.00  
FUND  
RECORDER IMPROVEMENT \$3.00  
FUND  
STATE TRANSFER TAX \$250.00  
STATE WRIT TAX \$0.50  
BENTON TOWNSHIP \$125.00  
BENTON AREA SCHOOL \$125.00  
DISTRICT  
AFFORDABLE HOUSING \$14.45  
AFFORDABLE HOUSING - \$1.70  
102  
AFFORDABLE HOUSING - \$0.85  
52  
TOTAL \$539.50  
CUSTOMER  
HUMMEL & LEWIS, BOX

*Kara J. Wenzel*  
NOTARY PUBLIC  
My Commission Expires

NOTARIAL SEAL  
KARA J. WENZEL, Notary Public  
Berwick Boro, Columbia County  
My Commission Expires March 6, 2006

Prepared By:

CLEVELAND C. HUMMEL, ESQUIRE  
LAW OFFICES OF HUMMEL & LEWIS  
3 EAST FIFTH STREET  
BLOOMSBURG, PA 17815  
PHONE: (570) 784-7516