

Do Not Publish

THIS CONFIRMATORY DEED,

Made this 29th day of January, in the year Two Thousand Fifteen (2015),

BETWEEN PAUL J. SOLOMON and ANNA R. SOLOMON, husband and wife, of the Township of Mill Creek, County of Lycoming and Commonwealth of Pennsylvania,
PAUL C. SOLOMON and SHARON SOLOMON, husband and wife, of the Town of Atglen, County of Chester and Commonwealth of Pennsylvania,
KEITH A. SOLOMON and KAREN SOLOMON, husband and wife, of the Town of Dillsburg, County of York and Commonwealth of Pennsylvania, and
DENISE L. BOSCH and WILLIAM JOHN BOSCH, wife and husband, of the Township of Woodward, County of Lycoming and Commonwealth of Pennsylvania,

GRANTORS;

A N D

PAUL J. SOLOMON and ANNA R. SOLOMON, husband and wife, of the Township of Mill Creek, County of Lycoming and Commonwealth of Pennsylvania, for and during the term of their natural lives only; and
PAUL C. SOLOMON, a married person, as his sole and separate property, of the Town of Atlen, County of Chester and Commonwealth of Pennsylvania,
KEITH A. SOLOMON, a married person, as his sole and separate property, of the Town of Dillsburg, County of York and Commonwealth of Pennsylvania, and
DENISE L. BOSCH, a married person, as her sole and separate property, of the Township of Woodward, County of Lycoming and Commonwealth of Pennsylvania, as to the remainder interest, as Tenants in Common,

GRANTEES;

WITNESSETH, that in consideration of **ONE DOLLAR AND 00/100** -----
----- **(\$1.00)** ----- **DOLLAR**

in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantees, Paul J. Solomon and Anna R. Solomon, husband and wife, for the term of their natural lives, and Paul C. Solomon, Keith A. Solomon and Denise L. Bosch, as to the remainder interest, as Tenants in Common, their heirs and assigns,

ALL that certain piece, parcel and lot of land situate in the Township of Mill Creek, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BOUNDED on the West by lands formerly of Christian Edler, now or formerly of Howard Lauchle; On the North by lands formerly of Ellis Ryneanson, now or formerly of lands by Arthur Ryneanson; On the East by lands formerly of Ellis Ryneanson, now or formerly by lands of Arthur Ryneanson; And on the south by lands formerly of John M. Faugue, Jr., now or formerly by lands of Kenneth VanDine.

CONTAINING ninety acres (90A) more or less.

BEING MORE PARTICULARLY DESCRIBED and more fully shown on the survey performed by William C. Hilling, PLS, dated August 20, 1998, based on a magnetic bearing, recorded June 8, 2004 in Lycoming County Record Book 4987, page 206 and Map Book 58, page 586, bounded and described as follows:

BEGINNING at a set No. 6 iron pin and cap, said pin being North eighty-three (83) degrees thirty-four (34) minutes West, a distance of two hundred sixty-eight and forty-one hundredths (268.41) feet to a found iron pin and cap at a common corner of the lands now or formerly of Justine H. Ryneanson and Jean A. Ryneanson and the southeast corner of the lot of land herein described.

Thence North eighty-three (83) degrees thirty-four (34) minutes West along lands now or formerly of Kenneth W. VanDine and Kathryn M. VanDine a distance of one thousand four hundred thirty-nine and fifty hundredths (1,439.50) feet to a point in the center of Township Road No. 574, (A/K/A VanDine Road, this course passes through a set No. 6 iron pin and cap nineteen and seventy-four hundredths (19.74) feet southeast of the center of the said road.)

Thence along the center of T-574 the following four (4) courses and distances:

1. Along a curve to the right, said curve having a radius of three hundred twenty and zero hundredths (320.00) feet an arc length of ninety-six and forty-eight hundredths (96.48) feet and a chord which bears North forty-seven (47) degrees twenty-four (24) minutes East, a chord length of ninety-six and eleven hundredths (96.11) feet to a point.
2. North fifty-six (56) degrees two (02) minutes East, a distance of three hundred forty-seven and twenty-two hundredths (347.22) feet to a point.
3. North fifty-four (54) degrees fifty (50) minutes East, a distance of forty-nine and forty-six hundredths (49.46) feet to a point at the beginning of a curve to the left.
4. Along said curve to the left, curve having a radius of fifty hundred seventy-three and twenty-five hundredths (573.25) feet an arc length of one hundred forty-four and thirty hundredths (144.30) feet and a chord which bears North forty-five (45) degrees fourteen (14) minutes East, a chord length of one hundred forty-three and ninety-two hundredths (143.92) feet to a point at the intersection of Township Road No. 611, (A/K/A Burns Road);

Thence along T-611, the following ten (10) courses and distances:

1. North eighty-four (84) degrees twenty-eight (28) minutes West, a distance of one hundred two and ninety-four hundredths (102.94) feet to a point.
2. North eighty-two (82) degrees thirty-four (34) minutes West, a distance of forty-seven and four hundredths (47.04) feet to a point.
3. North eighty-four (84) degrees fifty-five (55) minutes West, a distance of one hundred eighty-three and forty-six hundredths (183.46) feet to a point at the beginning of curve to the right.
4. Along said curve to the right, curve having a radius of one thousand six and ninety-eight hundredths (1,006.98) feet, an arc length of one hundred eighty-nine and thirty-eight hundredths (189.38) feet and a chord which bears North seventy-five (75) degrees thirty (30) minutes West a chord length of one hundred eighty-nine and ten hundredths (189.10) feet to a point.
5. North seventy (70) degrees four (04) minutes West, a distance of one hundred thirty-six and thirty-six hundredths (161.36) feet to a point at the beginning of curve to the right.
6. Along said curve to the right, curve having a radius of nine hundred thirty-seven and thirty-seven hundredths (937.37) feet an arc length of two hundred thirty-four and eight hundredths (234.08) feet and a chord which bears North sixty-nine (69) degrees twenty-eight (28) minutes West, a chord length of two hundred thirty-three and forty-seven hundredths (233.47) feet to a point.
7. North sixty-seven (67) degrees eight (08) minutes West, a distance of one hundred ninety-four and thirty-three hundredths (194.33) feet to a point.
8. North sixty-five (65) degrees eighteen (18) minutes West, a distance of fifty-two and forty-two hundredths (52.42) feet to a point at the beginning of a curve to the left.
9. Along said curve to the left, curve having a radius of two hundred forty-eight and thirty hundredths (248.30) feet, an arc length of one hundred nine and ninety hundredths (109.90) feet and a chord which bears North seventy-eight (78) degrees fifty-three (53) minutes West, a chord length of one hundred nine and one tenth (109.01) feet to a point at the beginning of another curve to the left.
10. Along said curve to the left, curve having a radius of two hundred eighty and thirty-one hundredths (280.31) feet, an arc length of thirty and ninety-four hundredths (30.94) feet and a chord which bears South eighty-four (84) degrees thirty-eight (38) minutes West, a chord length of thirty and ninety-two hundredths (30.92) feet to a point and the southwest corner.

Thence North five (05) degrees twenty-four (24) minutes East, along the lands now or formerly of Thomas A. Lenio and Suzanne Lenio, his wife, a distance of three hundred ninety-six and sixty-one hundredths (396.61) feet to a found iron pipe (this course passes through a found iron pipe thirty-five and eighteen hundredths (35.18) feet northeast of the center of the township road.)

Thence North six (06) degrees fifty-one (51) minutes East, along the lands now or formerly of Richard L. Lenig and Sally A. Lenig, his wife, a distance of four hundred thirty-eight and ninety-two hundredths (438.92) feet to a found iron pipe near the corner of a field.

Thence North six (06) degrees twenty (20) minutes East, along the land now or formerly of Lauchle Lodge, Inc. a distance of eight hundred eighty-six and twenty-seven hundredths (886.27) feet to a set No. 6 iron pin and cap.

Thence along the lands now or formerly of Justine H. Rynearson and Jean A. Rynearson, his wife, the following (3) courses and distances:

1. South eighty-four (84) degrees thirty-one (31) minutes fifty (50) seconds East, a distance of nine hundred sixty-four and seventy-two hundredths (964.72) feet to a set No. 6 iron pin and cap;
2. South eighty-three (83) degrees thirty-one (31) minutes five (05) seconds East, a distance of one thousand two hundred ninety-five and seventy-five hundredths (1,295.75) feet to a found No. 6 iron pin and cap;
3. South six (06) degrees twelve (12) minutes forty-five (45) seconds West, crossing Burns Road, a distance of two thousand three hundred sixty-nine and thirty-five hundredths (2,369.35) feet to the point of beginning.

CONTAINING 110.16 acres.

BEING the same premises conveyed unto Paul J. Solomon and Anna R. Solomon, his wife, as Life Tenants, Paul C. Solomon, married, Keith A. Solomon, married and Denise L. Bosch, married, Remaindermen, by Deed of Paul J. Solomon and Anna R. Solomon, his wife, Paul C. Solomon and Sharon Solomon, his wife, Keith A. Solomon and Karen Solomon, his wife, Denise L. Bosch, formerly known as Denise L. Rhodes and William John Bosch, her husband, by Deed dated August 15, 2008 and recorded November 4, 2008 in Lycoming County Record Book 6496, page 167.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS REAL ESTATE TAX PARCEL NUMBER 32-293-132 IN THE OFFICE OF THE LYCOMING COUNTY TAX ASSESSOR.

EXCEPTING AND RESERVING, unto the Grantors herein, **PAUL J. SOLOMON and ANNA R. SOLOMON, husband and wife**, a Life Estate in the above described property for and during the term of their natural lives or for so long as they, or the survivor thereof, desire to continue to live there. The Life Tenants only obligations during their continued occupancy of the property shall be to maintain adequate property insurance at all times, pay real estate taxes in the calendar year in which they are assessed, perform any reasonable necessary maintenance that the property may require and pay for such utilities, heat and other services to the property as may be required for their occupancy.

ALSO EXCEPTING AND RESERVING, Nevertheless, unto **PAUL J. SOLOMON and ANNA R. SOLOMON, husband and wife**, for and during the term of their natural lives, all of the oil, gas and other minerals in and under and that may be produced from the above described premises, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other minerals, and storing, handling, transporting and marketing the same therefrom.

This conveyance is made subject to any rights now existing to any lessee or assigns under any valid and subsisting oil and gas lease of record heretofore executed; it being understood and agreed that said **PAUL J. SOLOMON and ANNA R. SOLOMON, husband and wife**, for and during the term of their natural lives shall have, receive, and enjoy any and all bonuses, rents, royalties and other benefits which may accrue under the terms of any lease insofar as it covers the above described land from and after the date hereof.

The foregoing exceptions and reservations are not intended and shall not be subject to the terms of the Pennsylvania Uniform Principal and Income Act.

UNDER AND SUBJECT, nevertheless, to such conditions, restrictions, covenants, rights-of-way, easements, agreements, etc. as heretofore contained in the prior chain of title.

The purpose of this Confirmatory Deed is to clarify and confirm the rights of the Life Tenants and Remaindermen as such are set forth in those certain Deeds by and between the Grantors and Grantees hereto, dated June 8, 2004 and recorded June 9, 2004 in Lycoming County Record Book 4987, page 206 and dated August 15, 2008 and recorded November 4, 2008 in Lycoming County Record Book 6496, page 167.

THIS IS A CONVEYANCE FROM PARENTS AND CHILDREN TO THEMSELVES AND IS THEREFORE EXEMPT FROM ALL STATE AND LOCAL REALTY TRANSFER TAXES.

AND the said grantors will **SPECIALLY WARRANT** 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:

_____ Paul J. Solomon (SEAL)
Paul J. Solomon

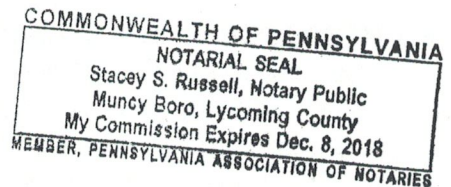
_____ Anna R. Solomon (SEAL)
Anna R. Solomon

COMMONWEALTH OF PENNSYLVANIA :
: **SS.**
COUNTY OF LYCOMING :

On this, the 29th day of January, 2015, before me, a Notary Public, personally appeared **Paul J. Solomon and Anna R. Solomon, 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.

Stacey S. Russell
Notary Public



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:

Daniel J. Albert

Keith A. Solomon (SEAL)
Keith A. Solomon

Daniel J. Albert

Karen M. Solomon (SEAL)
Karen Solomon

COMMONWEALTH OF PENNSYLVANIA

:
SS.
:

COUNTY OF YORK

On this, the 7th day of mar, 2015, before me, a Notary Public, personally appeared **Keith A. Solomon and Karen Solomon, 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.

Daniel J. Albert
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Daniel J. Albert, Notary Public
Franklin Twp., York County
My Commission Expires March 26, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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:

_____ Denise L. Bosch (SEAL)
Denise L. Bosch

_____ William John Bosch (SEAL)
William John Bosch

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF Lycoming :
SS.
:

On this, the 6th day of February, 2015, before me, a Notary Public, personally appeared **Denise L. Bosch and William John Bosch, 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.

Stacey S. Russell
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Stacey S. Russell, Notary Public
Muncy Boro, Lycoming County
My Commission Expires Dec. 8, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Certificate of Residence

I hereby certify that the precise residence of the grantees herein is as follows:
469 Burns Road
Montoursville, PA 17754



Attorney or Agent for Grantees
TITLE NOT CERTIFIED
FOR RECORDING PURPOSES ONLY

FILED
LYCOMING COUNTY
2015 MAR 13 P 1:50
ANNABEL MILLER
RECORDER OF DEEDS

201500002814
Filed for Record in
LYCOMING COUNTY PA
ANNABEL MILLER, REGISTER & RECORDER
03-13-2015 At 01:51 PM.
DEED 90.50
STATE TAX .00
LOCAL TAX .00
OR book 8562 Page 13 - 22A

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