

Snyder County, Pennsylvania



COURT HOUSE
P.O. BOX 217
MIDDLEBURG, PA. 17842
Harvey Kreamer - Recorder

Instrument Number - 200700251
Recorded On 1/12/2007 At 11:26:41 AM

Book - 724 Starting Page - 795
* Total Pages - 5

* Instrument Type - DEED
Invoice Number - 15383
* Grantor - ROEMER, GARY A
* Grantee - HURSH, E DUANE
User - TSD
* Customer - MICHAEL T HUDOCK

* FEEES

STATE TRANSFER TAX	\$1,560.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE FEE	\$10.00
RECORDING FEES - RECORDER OF DEEDS	\$13.00
COUNTY IMPROVEMENT FEE	\$2.00
RECORDER IMPROVEMENT FEE	\$3.00
MIDD WEST SCHOOL	\$780.00
REALTY TAX	
CENTER TOWNSHIP	\$780.00
TOTAL PAID	\$3,148.50

RETURN DOCUMENT TO:

MICHAEL T HUDOCK
269 CHESTNUT STREET
MIFFLINBURG, PA 17844

I Hereby CERTIFY that this document is recorded in the Recorder's Office of Snyder County, Pennsylvania



Harvey J. Kreamer, Jr.
Harvey J. Kreamer
Recorder Of Deeds

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW THE FIRST PAGE
OF THIS LEGAL DOCUMENT

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

0034E1



Book: 724 Page: 795

PIN:

DEED

THIS INDENTURE made the 4th day of January, 2007.

BETWEEN GARY A. ROEMER and MARSHA ROEMER, husband and wife, of 69 Rose Morrow Road, Wantage, New Jersey 07461, **GRANTORS** and parties of the first part,

AND

E. DUANE HURSH and HELEN G. HURSH, husband and wife, of 1284 Buckwheat Valley Road, Mt. Pleasant Mills, Pennsylvania 17853, as Tenants by the Entireties, **GRANTEES** and parties of the second part.

WITNESSETH that the 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 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 the Center Township, Snyder County, Pennsylvania, identified as Lot No. 1 on the Gary A. Roemer Subdivision Plan recorded in Snyder County Map File No. 3895, more particularly bounded and described as follows:

BEGINNING at a point on the centerline of Bergey Road, T-618, which point is the northeast corner of the within described tract;

THEN through the right-of-way of Bergey Road, T-618, South 12° 53' 25" East, a distance of 425.93 feet to a point;

THEN continuing through the right-of-way of Bergey Road, T-618, South 28° 00' 20" East, a distance of 171.37 feet to an iron pin;

THEN South 54° 15' 55" West, a distance of 125 feet to a steel pin;

THEN South 42° 08' 55" West, a distance of 260 feet to a steel pin;

THEN South 85° 47' 05" West, a distance of 533.90 feet to a steel pin;

THEN North 06° 19' 10" East, a distance of 828.73 feet to a steel pin;

THEN North 84° 57' 20" East, a distance of 543.79 feet to a point on the centerline of Bergey Road, T-618, the place of BEGINNING.

CONTAINING a gross area of 12.15 acres of land according to a survey by James F. Grose, Registered Surveyor dated June 20, 2006.

WHEREON are erected a two-story dwelling and barn.

BEING A PART OF THE SAME PREMISES which Thomas L. Yoder and Melinda A. Yoder, husband and wife, by their Deed dated November 15, 1995 and recorded on November 16, 1995 in Snyder County Record Book 362, Page 231, granted and conveyed unto Gary A. Roemer, Grantor herein.

Marsha Roemer has joined in this deed for the purpose of releasing such interest she may have therein, if any. It is understood that the said Marsha Roemer extends no warranties to the Grantees with respect to title to the property.

UNDER AND SUBJECT to all easements, conditions and setbacks set forth on the Gary A. Roemer Subdivision Plan recorded in Snyder County Map File No. 3895.

THE ACTUAL CONSIDERATION OF THIS REAL ESTATE TRANSACTION IS

Together with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate,

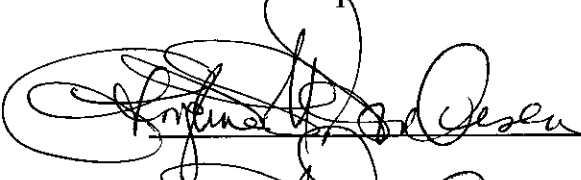
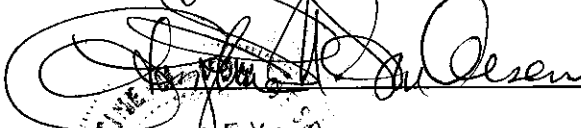
right, title, interest, property, claim and demand whatsoever, both in law and in equity, of the said parties of the first part, of in, to or out of the said premises and every part and parcel thereof.

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 the said parties of the second part, their heirs and assigns forever.

The said Grantors, 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 parties of the first part, 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, through, under them or any of them, shall and will by these presents 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:


_____(SEAL)
GARY A. ROEMER


_____(SEAL)
MARSHA ROEMER

Sworn to and subscribed before me
This 4th day of January 2007


CHRISTINE M. VON OESSEN
Notary Public of New Jersey
Commission Expires 10/19/2010

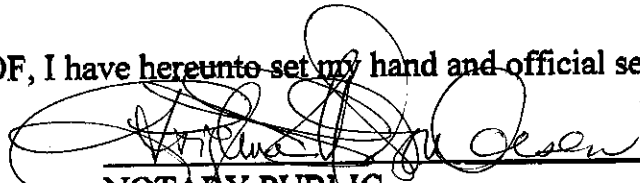
STATE OF NEW JERSEY
COUNTY OF *SUSSEX*

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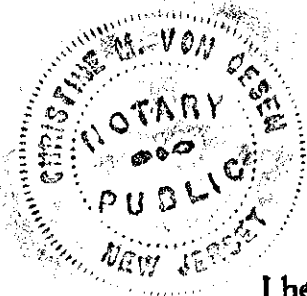
On this, the *4th* day of January, 2007, before me, the undersigned officer, personally appeared GARY A. ROEMER and MARSHA ROEMER, husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

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

My Commission Expires:



NOTARY PUBLIC

CHRISTINE M. VON OESEN
Notary Public of New Jersey
Commission Expires 10/19/2010



Sworn to and subscribed before me
This *4th* day of *January*, 2007

I hereby certify that the address of the within Grantees is
751 Bergey Road
Middleburg, Pennsylvania 17842


Attorney/Agent for Grantees