

Prepared by and Return to:

ROBERTS, MICELI & BOILEAU, LLP
 146 E WATER STREET
 LOCK HAVEN, PA 17745
 ATTN: FRANK MICELI, ESQ.

TAX PARCEL NOS.: 09-09-0040.000; 09-09-0041.000; 09-09-0042.000; 09-10-0084.000; 09-10-0085.000; 09-10-0086.000; 30-06-0078.000; 30-06-0079.000; 30-06-0080.000 and 30-06-0081.000

Special Warranty Deed

THIS INDENTURE, MADE the ^{3rd} day of March, in the year of our Lord two thousand and fourteen (A.D. 2014), **BETWEEN Timbervest Partners Pennsylvania, LLC**, a Pennsylvania limited liability company, with an address of 3715 Northside Parkway, Building 200, Suite 500, Atlanta, Georgia 30327, of the first part, hereinafter called the **GRANTOR**, **AND Aquillas J. Peachey and Sallie A. Peachey**, his wife, with an address of 2806 East Valley Road, Loganton, PA 17747 of the second part, hereinafter called the **GRANTEE**.

WITNESSETH, That in consideration of ONE MILLION FOUR HUNDRED THOUSAND AND NO/100 (\$1,400,000.00) *Dollars*, lawful money of the United States of America, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, its successors and assigns,

ALL that certain piece, parcel or tract of land, situate, lying and being in the **TOWNSHIPS of UNION and EAST UNION, COUNTY of SCHUYLKILL and COMMONWEALTH of PENNSYLVANIA**, bounded and described on Exhibit A attached hereto and incorporated herein by reference, together with all rights and easements appurtenant to or benefitting the real property and all other appurtenances thereto (the "Property").

UNDER AND SUBJECT to all matters of record and all matters that would be disclosed by a current and accurate survey or inspection of the Property.

TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns, to and for the only proper use and behoof of the Grantee, its successors and assigns, forever.

CERTIFICATION OF PARCEL NUMBERS ONLY

DOES NOT CERTIFY CONTENTS
OF THIS DOCUMENT

SGR/11696136.2

SCHUYLKILL COUNTY ASSESSMENT BUREAU

The conveyance of any minerals conveyed to Grantee herein is hereby made by Grantor purely by quitclaim and accepted by Grantee without any warranty by Grantor, either express or implied, without recourse against Grantor, but with full substitution of Grantee in all covenants of warranty by prior owners of the Property given or made with respect to such estates, rights, titles and interests herein conveyed, or any part thereof.

UNDER AND SUBJECT, as aforesaid.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957, P.L. 984, AS AMENDED, AND IS NOT INTENDED AS NOTICE OF UNRECORDED INSTRUMENTS, IF ANY.

Grantee acknowledges the Property is presently enrolled in the Act 319 preferential tax assessment program. Grantee further acknowledges that the sale and transfer is **UNDER AND SUBJECT**, nevertheless, to the covenant that the Property shall not be removed from preferential assessment pursuant to Act 319 unless all rollback taxes caused by such removal are paid simultaneously with removal. In the event the Property or any part thereof, is removed from preferential assessment enrollment, Grantee shall indemnify and hold Grantor harmless from any rollback taxes caused by said removal, unless the removal was caused by the actions of Grantor prior to the date of this Deed. This covenant shall run with the Deed and be binding upon the successor and assigns of Grantee.

NOTICE

In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966", the undersigned Grantees hereby certify that we know and understand that we may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the purchased property may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. We further certify that this certification is in a color contrasting with that in the deed proper and is printed in at least twelve point type preceded by the word "NOTICE" printed in at least twenty-four point type.

Under the Pennsylvania Sewage Facilities Act, Section 750.7 a., Grantee is hereby advised that there is no community sewage system available and that a permit for an individual sewage system will have to be obtained pursuant to Section 7 of said act (35 P. S. Section 750.7). Grantee should contact the local agency charged with administering this Sewage Facilities Act to determine the procedure and requirements for obtaining a permit for an individual sewage system if one has not already been obtained. For purposes of this notice, the terms "community sewage system" and "individual sewage system" shall be construed to exclude any drainage system for the control of surface water or the control of storm runoff water.

Grantee is hereby advised that access to a public road may require issuance of a highway occupancy permit from the Department of Transportation.

AND the said Grantor hereby covenants and agrees that it will warrant specially the Property against the claims of all persons claiming the same by, through or under Grantor, but not otherwise, subject to the matters referenced above.

[SIGNATURE APPEARS ON NEXT PAGE]

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

TIMBERVEST PARTNERS PENNSYLVANIA, LLC, a Pennsylvania limited liability company

By: Timbervest Partners, L.P., its Manager

By: Timbervest, LLC, as Manager

By: _____ (SEAL)

Name: Joel Shapiro

Title: Manager

CERTIFICATE OF ADDRESS

I hereby certify that the precise address of the Grantee herein is as follows:

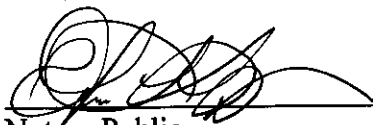
2806 East Valley Road
Loganton, PA 17747

James Williams
Attorney or Agent for Grantee

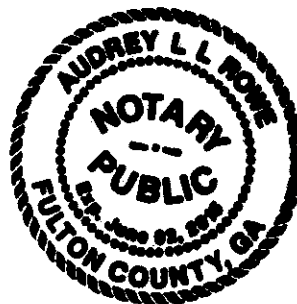
STATE OF GEORGIA)
) ss.
COUNTY OF FULTON)

On this, the 3rd day of March, 2014, before me, Audrey L.L. Rowe, the undersigned officer, personally appeared Joel Shapiro, known to me (or satisfactorily proven) to be the Manager of Timbervest, LLC, the Manager of Timbervest Partners, L.P., the Manager of **Timbervest Partners Pennsylvania, LLC**, the foregoing limited liability company, and that as such Manager, being authorized by such limited liability company to do so, executed the foregoing deed for the purpose therein contained by signing his name thereon as such.


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



Notary Public
My commission expires: June 2, 2015



I hereby CERTIFY that this document is recorded in the office of the Recorder of Deeds in and for the County of Schuylkill and Commonwealth of Pennsylvania


A. Matthew Dudish
Recorder of Deeds



*Indenture
Special Warranty Deed*

TIMBERVEST PARTNERS PENNSYLVANIA, LLC

--AND--

AQUILLAS J. PEACHEY and SALLIE A. PEACHEY

Dated _____, 2014

For Timberlands located in Union Township and East Union
Township, Schuylkill County, Pennsylvania, designated

County tax parcel nos.: 09-09-0040.000; 09-09-0041.000;
09-09-0042.000; 09-10-0084.000; 09-10-0085.000; 09-10-0086.000;
30-06-0078.000; 30-06-0079.000; 30-06-0080.000 and 30-06-0081.000

Consideration \$ 1,400,000.00

Entered for Record in the Recorder's Office of Schuylkill

County, the _____ *day of* _____, 2014.

Tax \$ _____

Fees \$ _____

_____, *Recorder*

*ROBERTS, MICELI & BOILEAU, LLP
146 E. WATER STREET
LOCK HAVEN, PA 17745
570-748-6790*

Commonwealth of Pennsylvania }

} SS:

County of Schuylkill }

*RECORDED in the Office for Recording of Deeds, etc., in and for said County, in Record Book
Vol. _____, at Page _____.*

WITNESS my Hand and official Seal this ___ *day of* _____, 2014.

_____, *Recorder of Deeds*

Exhibit A
to
Deed

Property

PARCEL NO. 1:

ALL THAT CERTAIN parcel or tract of land situate in East Union Township, County of Schuylkill and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin located on the east of State Highway Route No. 924 in the Village of Brandonville, said pin being the Northwest corner of the Citizens Fire Co. tract also the Northeast corner of tract described hereinafter; thence along said Citizens Fire Co. tract, South eleven degrees fifty-three minutes West (S. 11' 53' W.) One thousand eight hundred seventy-six and nine hundredths (1876.09') feet to an iron pin and stone corner in line of Girard Estate lands; thence along same; South seventy-nine degrees fifty-six minutes West (S. 79' 56' W.) One thousand three hundred and six hundredths (1300.06') feet to an iron pin and stone corner; thence along other lands now or formerly of Joseph Matalavage, North three degrees fifty-eight minutes East (N. 3' 58' E.) One thousand nine hundred seventy-five and forty-seven hundredths (1975.47') feet to iron Monument No. 25 in line of lands now or formerly of Mrs. Paul Obrzut; thence along same, North seventy-three degrees thirty-six minutes East (N. 73' 36' E.) One thousand three hundred nine and twenty-seven hundredths (1309.27') feet to an iron pin in line of Clarence Mensinger plat; thence along Mensinger and Benjamin Piefer plats, South nine degrees twenty-nine minutes West (S. 9'

29' W.) Three hundred eighty-nine (389') feet to an iron pin; thence along Piefer plat, North seventy-two degrees thirty-two minutes East (N. 72' 32' E.) Three hundred fifty-four and thirty-one hundredths (354.31') feet to an iron pin the place of beginning.

CONTAINING 64 acres, 29 perches strict measure.

PARCEL NO. 2:

ALL THAT CERTAIN parcel or tract of land situate partly in Union Township and partly in East Union Township, Schuylkill County, Pennsylvania, being the southern portion of Plat No. 5 on the plan prepared by H.D. Artz dated April 1952, bounded and described as follows:

BEGINNING at a set stone the Southwest corner of the Daniel Bitler Tract and in line of lands now or formerly of Thomas Beninsky, thence along lands now or formerly of Thomas Beninsky North nineteen degrees West (N. 19' W.) Three thousand three hundred seventeen and forty-four hundredths (3317.44') feet to Iron Monument No. 24, thence along lands of same and lands now or formerly of Alex Stasun, North nineteen degrees West (N. 19' W.) Two thousand eighty-two and seventy-six hundredths (2082.76') feet to a point on the South Right of Way of State Highway Legislative Route 53066 leading from Ringtown to Brandonville, thence along said right of way the following courses and distances:

- a. South seventy-five degrees twenty-nine minutes East (S. 75' 29'E.) 91.66 feet;
- b. South 46' 30' East 480 feet to a point;
- c. South 54' 00' East 270 feet to a point;
- d. South 64' 00' East 160 feet to a point;
- e. South 75' 00' East 200 feet to a point;
- f. South 80' 30' East 400 feet to a point;
- g. South 70' 00' East 180 feet to a point;
- h. South 57' 00' East 550 feet to a point;
- i. South 61' 30' East 530 feet to an iron pin in line of Plat No. 4, thence along Plat No. 4 South twenty-nine degrees thirty minutes West (S. 29' 30' W.) Three hundred (300') feet to an iron pin, thence along the south side of Plats No. 4

and No. 3, South sixty degrees thirty minutes East (S. 60' 30' E.) Four hundred nineteen and eighty-four hundredths (419.84') feet to an iron pin, thence along Plats No. 3 & No. 2, South eighty-three degrees ten minutes East (S. 83° 10'E) Four hundred thirty-four (434') feet to an iron pin in line of Plat No. 1, thence along Plat 1 North Eighty-nine degrees thirty minutes East (N. 89' 30'E.) Seven hundred eighty-six and fifty-seven hundredths (786.57') feet to an iron pin in line of lands now or formerly of Howard Seltzer, thence along said lands South nineteen degrees thirty minutes East (S. 19' 30'E.) One thousand five hundred seventy-eight and seventeen hundredths (1578.17') feet to an old set stone in line of Daniel Bitler Tract, thence along same North sixty-nine degrees two minutes East (N. 69' 02'E.) six hundred six and three tenths (606.3') feet to Iron Monument No. 15, thence along lands now or formerly of M. Sekuin and C. Obrzut, South eighteen degrees fifty-seven minutes East (S. 18' 57'E.) One thousand thirty-one and seventy-eight hundredths (1031.78') feet to Iron Monument No. 25, thence along lands now or formerly of C.E. Rooney South Four degrees West (S. 4' W.) Five hundred nineteen and one hundredths (519.01') feet to an iron pin on the North Right of Way of Reading Railroad Co., thence along the North Right of Way of the Reading Railroad the following courses and distances:

1. South 83' 48' West 640.44 feet to an iron pin;
2. South 78' 59' West 1054.66 feet to an iron pin;
3. South 75' 41' West 165.26 feet to an iron pin;
4. South 69' 55' West 145.66 feet to an iron pin;
5. South 65' 54' West 511.97 feet to an iron pin;
6. South 73' 52' West 305.81 feet to an iron pin;
7. South 79' 44' West 1170.96 feet to an iron pin;
8. South 88' 56' West 517.3 feet to an iron pin;
9. North 82° 03' West 256.43 feet to an iron pin on the north line of the John Lockhart Tract, thence along same, North seventy-three degrees forty-five minutes East (N. 73' 45' E.) one thousand one hundred forty-six and sixty-nine hundredths (1146.69') feet to a set stone the place of beginning.

CONTAINING 315 acres 46 perches of land strict measure.

BEING the southern portion of the Henry Thiel tract, all of the Daniel Bitler Tract and the Northern portion of the John Lockhart Tract.

PARCEL NO. 3:

ALL THAT CERTAIN parcel or tract of land situate partly in Union Township and partly in East Union Township, Schuylkill, Pennsylvania, being Plat No. 6 on the aforesaid plan prepared by H.D. Art; dated April 1952, bounded and described as follows:

BEGINNING at an iron Monument No. 22 in the lands now or formerly of the Girard Estate and located on the South Right of Way of the Reading Railroad Co.-Catawissa Branch, thence along said Right of Way the following courses and distances:

1. South 83° 16' East 361 feet to a stake;
2. North 88° 56' East 570 feet to a stake;
3. North 79° 44' East 1171 feet to a stake;
4. North 73° 52' East 306 feet to a stake;
5. North 65° 54' East 512 feet to a stake;
6. North 69° 55' East 145 feet to a stake;
7. North 75° 41' East 165 feet to a stake;
8. North 78° 59' East 1054 feet to a stake;
9. North 83° 48' East 635 feet to a stake in line of lands now or formerly of C.E. Rooney, thence along said lands South Four degrees West (S. 4° W.) One thousand three hundred ninety and forty-eight hundredths (1390.48') feet to an iron pin and stones in line of lands now or formerly of the Girard Estate, thence along said lands south seventy-nine degrees twenty-seven minutes West (S. 79° 27' W.) Four thousand fifty-six and sixty-five hundredths (4056.65') feet to a drill hole in Conglomerate Rock located 80 feet North of State Highway Route 924, thence along lands now or formerly of the Girard Estate North eighty-three degrees nineteen minutes West (N. 83° 19' W.) Eight hundred thirty-eight and seventy-eight hundredths (838.78') feet to an iron pin, thence along said lands North Five degrees twenty-six minutes East (N. 5° 26' E.) One thousand two hundred six (1206') feet to Iron Monument No. 22 the place of beginning.

CONTAINING 148 Acres 93 Perches of land strict measure excluding all of State Highway Route 924.

BEING the western portion of the John Lockhart Tract.

TOGETHER with and granting and conveying also to the grantee any right of reversion which may exist in the event of a vacation or abandonment for railroad purposes of the land occupied by the right-of-way of the Reading Railroad Company Catawissa Branch mentioned above which is located between the two above described tracts of land.

TAX PARCEL NOS. 09-09-40, 09-09-41, 09-09-42, 09-10-84, 09-10-85, 09-10-86, 30-6-78, 30-6-79, 30-6-80, 30-6-81.

BEING the same premises granted and conveyed unto Thomas G. Stubler, by Deed of Legacy Trust Company, a banking corporation, Executor and Trustee of the Estate of Theresa Marchalonis, deceased, dated February 25, 2005, recorded in Schuylkill County Record Book 2138, Page 1259.

Beth B. Stubler is the wife of Thomas G. Stubler, and joins in this conveyance in order to convey to the Grantee any interest that she may have in the real estate by virtue of the marital relationship.

Also being the same property conveyed to Timbervest Partners Pennsylvania, LLC by Deed from Thomas G. Stubler and Beth B. Stubler, husband and wife, dated January 5, 2006, and recorded in Schuylkill County Record Book 2186, Page 983.

CONSIDERATION IS ALLOCATED

\$ 1,230,000.00 (87.86%) TO UNION TOWNSHIP

\$ 170,000.00 (12.14%) TO EAST UNION TOWNSHIP

201400002682
Filed for Record in
SCHUYLKILL COUNTY, PA
A MATTHEW DUBISH, RECORDER OF DEEDS
03-05-2014 At 11:59 am.
DEED 28023.00
OR Bk 2497 Page 952 - 962

201400002682
ROBERTS, NICELI & BOILEAU
LOCK HAVEN, PA 17745

201400002682
Exempt Status - N
State Tax \$ 14000.00
Local Tax \$ 14000.00
\$ 6150.00 UNION TOWNSHIP
\$ 6150.00 NORTH SCHUYLKILL SCHOOL DISTRI
\$ 850.00 EAST UNION TOWNSHIP
\$ 350.00 HAZLETON AREA SCHOOL DISTRICT