



2022-005114

Ellen L. Amspacker
MIFFLIN COUNTY RECORDER OF DEEDS
REGISTER OF WILLS
CLERK OF ORPHANS' COURT
Courthouse
20 North Wayne Street, Lewistown, PA 17044
Phone: (717) 242-1449

Instrument Number: 2022-005114

Record Date: 10/07/2022

Instrument Type: DEED

Record Time: 12:43:06

Receipt No.: 308576

Receipt Distribution

Fee/Tax Description	Payment Amount
DEED	13.00
DEED - WRIT	.50
DEED - RTT STATE	.00
MIFFLIN COUNTY SD	.00
DECATUR TOWNSHIP	.00
DEED - A/H	11.50
DEMOLITION FEE	15.00
J.C.S. / A.T.J.	40.25
CO IMPROVEMENT FND	2.00
REC. IMPRVMT FUND	3.00

Check# 16979	\$85.25
Total Received.....	\$85.25

Recording Page Count: 4

Paid By Remarks: REC'D AXRUNKLE PC DS
LA MCCLOSKEY/JL & CE MCCLOSKEY

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



Ellen L. Amspacker
Ellen L. Amspacker
Recorder of Deeds

Certification Page
DO NOT DETACH

This page is now part of this legal document.

NOTE: Some information subject to change during the verification process and may not be reflected on this page.

Parcel No. 15,11-0112--.000

PLEASE DO NOT PUBLISH

DEED

THIS DEED, Made the 4th day of October, in the year two thousand twenty-two (2022).

BETWEEN **Lori A. McCloskey**, widow, of 61 McKnight Road, McClure, Snyder County, Pennsylvania, (hereinafter called "GRANTOR")

- AND -

James L. McCloskey and Carli E. McCloskey, husband and wife, of 7625 Stage Road, McClure, Snyder County, Pennsylvania, as tenants by the entirety, (hereinafter collectively called "GRANTEE").

That GRANTOR, for and in consideration of the sum of One Dollar and 00/100 (\$1.00) lawful money of the United States of America, well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alienate, enfeoff, release, convey and confirm unto the GRANTEE and GRANTEE's heirs, successors and assigns:

ALL that certain parcel of land situate in Decatur Township, Mifflin County, Pennsylvania, bounded and described as follows:

BEGINNING at a point South of Legislative Route 44002 at the corner of property now or formerly of Gordon Renninger and R. J. Loht; thence along the same, North 28 degrees West, 47.0 perches to a point, corner of land now or formerly of John D. Yetter, deceased; thence along same, North 65 degrees East, 52.0 perches to a point, corner of property now or formerly of Russell Wagner; thence along property of same, North 64-1/2 degrees East, 88.6 perches to a cherry tree, corner of property now or formerly of S. P. Hackett; thence along same, South 31 degrees East, 40 perches to a point on the North side of Legislative Route 44002; thence crossing Legislative Route 44002, South 68 degrees West, 30.0 perches to a point, the corner of lands now or formerly of Samuel H. Yetter; thence South 7-1/2 degrees East, 14.8 perches to a point, corner of lands now or formerly of Fern Loht; thence along same, South 68

21.25
8

degrees West, 49.6 perches to a point; thence North 27-1/2 degrees West, 6.5 perches to a point; thence South 62 degrees West, 58.0 perches to a point, the place of beginning.

Containing 40.5 Acres, as shown in a survey prepared by William W. Klaus, R.S., on February 25, 1965, a copy of which is recorded in the Office of the Recorder of Deeds of Mifflin County, and having thereon erected a frame dwelling house, farm buildings, and other improvements.

BEING the same premises which Ruth Falato, Executrix of the Estate of Gerald J. Underhill, Deceased, by her deed dated October 1, 2019 and recorded October 3, 2019 in the Office of the Recorder of Deeds in and for Mifflin County at Lewistown, Pennsylvania, in Instrument Number 2019-004150, granted and conveyed to James A. McCloskey, Jr. and Lori A. McCloskey, husband and wife. James A. McCloskey died on January 20, 2021 and the real estate vested in his wife, Lori A. McCloskey, the grantor herein.

This transfer is exempt from realty transfer tax because it is a transfer from mother to son and daughter-in-law.

GRANTOR certifies that no hazardous waste within the meaning of the Solid Waste Management Act of 1980 is presently being disposed or has ever been disposed of by GRANTOR or to GRANTOR's actual knowledge in or upon the premises above described.

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 GRANTOR, 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 GRANTEE and GRANTEE's heirs, successors and assigns, to and for the only proper use and behoof of GRANTEE and GRANTEE's heirs, successors and assigns, forever.

AND GRANTOR for GRANTOR and GRANTOR's heirs, successors and assigns, does by these presents covenant, promise and agree to and with GRANTEE and GRANTEE's heirs, successors and assigns, that GRANTOR and GRANTOR's heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto GRANTEE and GRANTEE's heirs, successors and assigns, against GRANTOR and GRANTOR's heirs, and against all and every person and persons, whomsoever, lawfully claiming or claim the same or any part thereof, by, from, or under

GRANTOR, shall and will, SPECIALLY WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR's hand and seal, the day and year first written above.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Shannan Syery

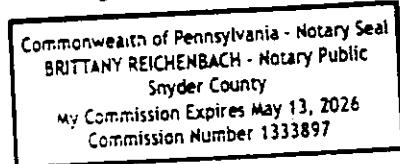
Lori A. McCloskey (SEAL)
Lori A. McCloskey

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF SNYDER

This record was acknowledged before me on October 4, 2022, by Lori A. McCloskey, widow.

Brittany Reichenbach
Notary Public



CERTIFICATE OF RESIDENCE

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

7625 Stage Road
McClure, PA 17841

Shannan S. Syery
~~Attorney or Agent for GRANTEE~~
(No title search was completed)

UP
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