

2004-4389

BK 345PG0937

ENTERED
JUNIATA COUNTY
TIME: 11:00 AM
DATE: 11-19-2004
FEES: PD

1250.00
1250.00
28.50

Please Do Not Publish

This Deed,

MADE THE 15th day of November in the year of our Lord two thousand four (2004),

BETWEEN, JOHN A. SANER and DONNA M. SANER, husband and wife, now residing in Fayette Township, Juniata County, Pennsylvania (P.O. Address: R.R.1, Box 758, Mifflintown, PA 17059), parties of the First Part, GRANTORS,

AND

JOHN D. KURTZ and SALOMA J. KURTZ, husband and wife, now residing in Delaware Township, Juniata County, Pennsylvania (P.O. Address: R.R.2, Box 997, Mifflintown, PA 17059), parties of the Second Part, GRANTEES,

WITNESSETH, that in consideration of and One Hundred Twenty-Five Thousand and 00/100 (\$125,000.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, as TENANTS BY THE ENTIRETIES WITH THE RIGHT OF SURVIVORSHIP, their heirs and assigns,

ALL THAT CERTAIN lot of ground, with the improvements thereon erected, situate in Fayette Township, Juniata County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the centerline of Fayette Township Road T-561, Billyville Road, the southern most corner of the lot herein conveyed, at corner of lands of Charles E. Specht; thence along the centerline of thirty-three (33) foot wide Fayette Township Road T-561, Billyville Road, North twenty-nine (29) degrees twenty-seven (27) minutes thirty-two (32) seconds West three hundred eight and twenty-eight hundredths (308.28) feet to a point; thence along lands of Anthony J. Weber and Wanda Weber, husband and wife, formerly Robert Wentling, North sixty-two (62) degrees thirteen (13) minutes forty-nine (49) seconds East two hundred seventy-six and

fifty-three hundredths (276.53) feet to an existing iron pin; thence along lands of R. Lavon Auker the following two (2) courses and distances: South twenty-one (21) degrees sixteen (16) minutes fifty-three (53) seconds East eighty-six and fifty-two hundredths (86.52) feet to an existing iron pin; thence South nineteen (19) degrees fifty-six (56) minutes forty-two (42) seconds East one hundred twenty-three and twenty-eight hundredths (123.28) feet to an existing post; and, thence along lands of Ezra E. Mast and Mattie S. Mast, husband and wife, and lands of Charles E. Specht South thirty-nine (39) degrees forty (40) minutes thirty-one (31) seconds West two hundred sixty and eighty-three hundredths (260.83) feet to a point on the centerline of Fayette Township Road T-561, Billyville Road, the Place of BEGINNING.

CONTAINING one and four tenths (1.4) acres, more or less, and being designated Fayette Township Tax Map Parcel/Card 03-03-032, in accord with a November 22, 2001, survey draft prepared by Tuscarora Land Surveying (George R. Campbell, R.P.L.S.), a copy of which is recorded in Juniata County Record Book Volume 291 at Page 794.

BEING the same premises, described as two (2) lots with improvements, which Donald E. Smith and Darlene H. Smith, husband and wife, by their deed dated April 28, 1995, and recorded May 19, 1995, in the Recorder of Deeds Office of and for Juniata County, in the Courthouse at Mifflintown, Pennsylvania, in Record Book Volume 197, at Page 1089 & c, granted and conveyed unto John A. Saner and Donna M. Saner, husband and wife, parties hereto of the First Part.

SUBJECT TO ALL of the terms and conditions of a Communication Systems Right of Way and Easement, a copy of which is recorded in Juniata County Record Book Volume 291 at Page 791 & c., which herein and hereby incorporated by reference thereto.

No hazardous waste is presently being disposed of or has ever been disposed of by the Grantors or to the Grantors' actual knowledge on the premises hereby conveyed. This statement is made in accordance with the provisions of the Solid Waste Management Act 97 of 1980, H.B. 1840.

AND the said Grantors hereby covenant and agree that they will warrant **SPECIALLY** the property hereby conveyed.

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

WITNESS:

<u>Clyde R. Bomgardner</u>	<u>John A. Saner</u> (SEAL)
	John A. Saner
<u>Donna M. Saner</u>	<u>Donna M. Saner</u> (SEAL)
	Donna M. Saner

COMMONWEALTH OF PENNSYLVANIA

:

COUNTY OF JUNIATA

: ss.

:

ON THIS, the 15th day of November, 2004, before me, the undersigned officer, personally appeared JOHN A. SANER and DONNA M. SANER, 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 same for the purposes therein contained.

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

COMMONWEALTH OF PENNSYLVANIA
 Notarial Seal
 Clyde R. Bomgardner, Notary Public
 Mifflintown Boro, Juniata County
 My Commission Expires Aug. 23, 2008
 Member, Pennsylvania Association Of Notaries

Clyde R. Bomgardner (SEAL)
 Notary Public
 My Commission expires: August 23, 2008

CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and complete post office address of the within named Grantees is: Delaware Township, Juniata County, Pennsylvania
P.O. Address: R.R.2, Box 997, Mifflintown, PA 17059

November 15, 2004

Clyde R. Bomgardner
 Attorney for Grantors

Juniata Recorder of Deeds
P.O. Box 68
Mifflintown, Pa 17059

Receipt Date: 11/19/2004
Receipt Time: 11:12:24
Receipt No.: 60561

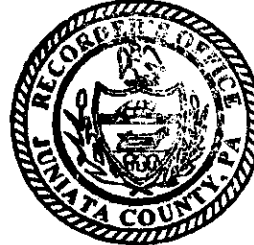
Instrument Number: 2004-004389

Paid By Remarks: BOMGARDNER CLYDE R ESQ
SANER/KURTZ

----- Receipt Distribution -----

Fee/Tax Description	Payment Amount	Payee Name
DEED	13.00	JUNIATA COUNTY GENERAL FUND
DEED - WRIT	.50	BUREAU OF RECEIPTS & CNTR M.D
DEED - RTT STATE	1,250.00	BUREAU OF RECEIPTS & CNTR M.D
DEED - RTT SCHOOL	625.00	JUNIATA COUNTY SCHOOL DISTRICT
DEED - RTT LOCAL	625.00	FAYETTE TOWNSHIP
J.C.S. / A.T.J.	10.00	BUREAU OF RECEIPTS & CNTR M.D
CO IMPROVEMENT FND	2.00	JUNIATA CO IMPROVEMENT FUND
REC. IMPRVMT FUND	3.00	RECORDER'S IMPROVEMENT FUND
Check# 2126	\$28.50	
Check# 2122	\$1,250.00	
Check# 2123	\$1,250.00	
Total Received.....	\$2,528.50	

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Juniata County, Pennsylvania



11-19-2004

Nancy P. Lebitcher
Nancy P. Lebitcher
Recorder of Deeds

*** DO NOT DETACH ***

NOTE ** This page is now part of this legal document. ** NOTE