



ALICIA A. SEIGLER

1 North Main Street,
P.O. Box 68, Courthouse,
Mifflintown, PA 17059

**Juniata County Register & Recorder
Clerk of Orphan's Court**

PHONE: (717) 436-7709
FAX: (717) 436-7756

Instrument Number - 201300878

Recorded On 2/27/2013 At 9:18:26 AM

*** Total Pages - 4**

*** Instrument Type - DEED**

Invoice Number - 7220 User - KSR

*** Grantor - RANCK, FRANCIS B**

*** Grantee - GRAY, ALBERT J**

*** Customer - ANDREW L WINDER ESQ**

*** FEES**

| | |
|-------------------------|-----------------|
| STATE TRANSFER TAX | \$350.00 |
| STATE WRIT TAX | \$0.50 |
| JCS/ATJ/CJEA | \$23.50 |
| RECORDING FEES - | \$13.00 |
| RECORDER OF DEEDS | |
| RECORDER OF DEEDS IMP | \$3.00 |
| FUND | |
| COUNTY IMPROVEMENT FUND | \$2.00 |
| JUNIATA COUNTYSCHOOL | \$175.00 |
| DISTRICT REALTY TAX | |
| WALKER TOWNSHIP REALTY | \$175.00 |
| TAX | |
| TOTAL PAID | \$742.00 |

This is a certification page

DO NOT DETACH

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

RETURN DOCUMENT TO:
ANDREW L WINDER ESQ
25 NORTH MAIN STREET
PO BOX 149
MIFFLINTOWN, PA 17059

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



Alicia A. Seigler
Alicia A. Seigler
Recorder of Deeds

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

Prepared by :
Abstract America Real Estate
Settlement Solutions, Inc.
65 Ken-Mar Drive
Shermans Dale, PA 17090
Ph: (717) 514-4114
Fax: (717) 582-8819

Property:
PARCEL NO.: 17-01A-040
6197 William Penn Highway
Mifflintown, PA, 17059
Walker Township
Juniata County, Pennsylvania

Return to:

PLEASE DO NOT PUBLISH!

FEE SIMPLE DEED

THIS INDENTURE made this 26th day of February, 2013

BETWEEN Francis B. Ranck, Power of Attorney for Merle J. Ranck, Sr.,
(Power of Attorney dated February 16, 2012), of Juniata County, Commonwealth
of Pennsylvania, (hereinafter called the Grantor(s), of the First Part.

AND

Albert J. Gray and June S. Gray, husband and wife, of Juniata County,
Commonwealth of Pennsylvania (hereinafter called the Grantee(s), of the
Second Part.

WITNESSETH that in consideration of Thirty-Five Thousand and 00/100
(\$35,000.00), Dollars, in hand paid, the receipt whereof is hereby acknowledged,
the said Grantor(s) does hereby grant and convey unto the said Grantee(s) and
assigns.

ALL THOSE TWO (2) CERTAIN lots of ground, together with the improvements
erected thereon, situate in **Walker Township**, Juniata County, Commonwealth of
Pennsylvania, bounded and described as follows, to wit:

LOT NO. 1: BEGINNING at a locust peg at the right of way of the William Penn
Highway; thence along said right of way North forty-one (41) degrees West thirty

(30) feet to an iron pin; thence by lands now or formerly of David Dysinger, North eighteen and one-fourth (18 1/4) degrees East, one hundred thirty-nine (139) feet to a locust peg; thence by lands now or formerly of William Groninger, South forty-one (41) degrees East, one hundred (100) feet to a locust peg; thence by lands of same, South forty-nine (49) degrees West, one hundred twenty (120) feet to the place of BEGINNING.

CONTAINING 7,800 square feet, more or less.

LOT NO. 2: BOUNDED on the North by Lot No. 1 above described; on the East by an alley; on the South by lands now or formerly of Park E. Haubert; on the West by the William Penn Highway, leading from Mexico to Mifflintown, fronting sixteen (16) feet on said highway and extending back eastwardly same width one hundred fifteen (115) feet to said alley.

CONTAINING 1,840 square feet, more or less.

BEING THE SAME PREMISES which Bradley E. Rhoads, single, by deed dated May 4, 2001 and recorded May 4, 2001 in the Juniata County, Pennsylvania Recorder of Deeds Office in Record Book 275, Page 956, granted and conveyed unto Merle J. Ranck, Sr., single. By Power of Attorney dated February 16, 2012, whereby Merle J. Ranck, Sr., appointed Francis B. Ranck as his lawful Attorney-in-Fact.

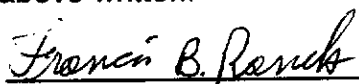
The Grantors do hereby certify that no hazardous waste, within the meaning of the Solid Waste Management Act, Act 97 of 1980, is presently being disposed of or has ever been disposed of or has ever been disposed of by the Grantors or to the Grantors' actual knowledge in or upon the premises herein being conveyed.

AND the Grantor(s) do hereby covenant to and with the said Grantee(s) that he/she/they/it, the said Grantor(s) for themselves/himself/herself/itself **SHALL AND WILL** by these presents, **SPECIALLY**, Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee(s) their/his/her/ heirs/its successors and assigns, against the said Grantor(s) and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him/her/it or any of them.

IN WITNESS WHEREOF, the said Grantor(s) has/have caused these presents to be duly executed, the day and year first above written.

Sealed and Delivered
In the presence of:





**Francis B. Ranck, Power of Attorney
For Merle J. Ranck, Sr.**

*Power of attorney for
Merle J. Ranck Sr.*

COMMONWEALTH OF PENNSYLVANIA:

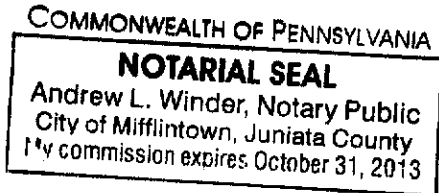
COUNTY OF JUNIATA

On this 26th day of February, 2013, before me, the undersigned officer, personally appeared **Francis B. Ranck**, who acknowledges himself to be the Attorney-in-Fact for Merle J. Ranck, Sr. and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained.

My Commission Expires:



Notary Public



I hereby certify that the precise address
Of the Grantee is:

1358 Wagner Road,

Mifflintown PA 17059



Agent for Grantee