

Part of Tax Parcel No.: 260,043.00-051.000
1651 Knisley Hill Road
Millerstown, PA 17062

Deed

THIS DEED, made this 26th day of May in the year of our Lord two thousand twenty one (2021).

BETWEEN **BEVERLY J. SNYDER**, a married woman, and **GAYLE L. FEGLEY**, a married woman, as joint tenants with the right of survivorship,

Grantors

and **DAVID R. STOLTZFUS** and **SADIE MAE STOLTZFUS**, husband and wife,

Grantees

WITNESSETH:

That Grantors, for and in consideration of the sum of
lawful money of the United States of America, in hand paid, receipt whereof
is hereby acknowledged, does grant and convey unto the Grantees, their heirs, successors and assigns,

ALL THAT CERTAIN tract of land situate in the Township of Tuscarora, County of Perry, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Buckwheat Valley Road (SR-4006), said point also being the northwest corner of lands now or formerly of Benjamin S. Beiler; **THENCE** along lands now or formerly of Benjamin S. Beiler, South 38 degrees 57 minutes 34 seconds East, a distance of 271.65 feet to a point on the northern line of lands now or formerly of Darrel and Marci L. Herr; **THENCE** along lands of Darrel and Marci L. Herr, South 45 degrees 33 minutes 03 seconds West, a distance of 208.66 feet to an iron pin along the northern boundary of lands now or formerly of same; **THENCE** along same, South 45 degrees 32 minutes 58 seconds West, a distance of 460.24 feet to a point on the center line of Knisely Hill Road (T-378); **THENCE** along the center line of Knisely Hill Road (T-378) the following four courses and distances: (i) North 10 degrees 48 minutes 28 seconds West, a distance of 41.20 feet; (ii) North 16 degrees 10 minutes 02 seconds West, a distance of 74.97 feet; (iii) North 14 degrees 29 minutes 34 seconds West, a distance of 74.29 feet; and (iv) North 12 degrees 09 minutes 50 seconds West, a distance of 42.95 feet to a point in the center line of Knisely Hill Road (T-378); **THENCE** along the southern line of proposed Lot 3 on the hereinafter described Final Subdivision Plan, North 72 degrees 32 minutes 26 seconds East, a distance of 194.10 feet to a point on the southern line of proposed Lot 3; **THENCE** by same, North 49 degrees 04 minutes

point on the southern line of proposed Lot 3; THENCE by same, North 49 degrees 04 minutes 59 seconds East, a distance of 121.41 feet to a point along the southern line of proposed Lot 3; THENCE by same, North 36 degrees 10 minutes 19 seconds East, a distance of 90.66 feet to a concrete monument on the eastern line of proposed Lot 3; THENCE by same, North 17 degrees 33 minutes 59 seconds West, a distance of 210.25 feet to a point on the center line of Buckwheat Valley Road (SR-4006); THENCE along the center line of Buckwheat Valley Road (SR-4006), North 66 degrees 25 minutes 28 seconds East, a distance of 104.72 feet to a point, the point and place of **BEGINNING**.

BEING part of the same premises which Florence C. Swartz, by her Deed dated October 14, 1996, and recorded in the Office of the Recorder of Deeds in and for Perry County on October 16, 1996 in Deed Book 972, Page 253, granted and conveyed unto Beverly J. Snyder, a married woman, and Gayle L. Fegley, a married woman, as joint tenants with the right of survivorship, Grantors herein.

ALSO BEING Reconfigured Lot 1 "Residual," Final Minor Subdivision Plan for Beverly J. Snyder & Gayle L. Fegley and Robert M. Snyder, Jr. and Beverly J. Snyder, dated July 1, 2020, last revised on August 28, 2020 and recorded in the Office of the Recorder of Deeds in and for Perry County, Pennsylvania on October 8, 2020 to Instrument No. 202006911.

TOGETHER with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, 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 Grantors, 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 Grantees, their heirs, successors and assigns, to and for the only proper use and behoof of said Grantees, their heirs successors and assigns forever.


AND GRANTORS will specially warrant and forever defend the property hereby conveyed.

IN WITNESS WHEREOF, Grantors, by these presents, have executed and delivered this Deed the day and year first above written.

WITNESS




_____ **BEVERLY J. SNYDER**


_____ **GAYLE L. FEGLEY**

COMMONWEALTH OF PENNSYLVANIA

:
: ss.

COUNTY OF Cumberland

:

On this the 26th day of May, 2021, before me, the undersigned officer, personally appeared **BEVERLY J. SNYDER**; known to me, or satisfactorily proven, to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Commonwealth of Pennsylvania - Notary Seal
Christina L. Hershey, Notary Public
Cumberland County
My commission expires August 15, 2023
Commission number 1070815
Member, Pennsylvania Association of Notaries

Christina L. Hershey

Notary Public

COMMONWEALTH OF PENNSYLVANIA

:
: ss.

COUNTY OF Cumberland

:

On this the 26th day of May, 2021, before me, the undersigned officer, personally appeared **GAYLE L. FEGLEY**, known to me, or satisfactorily proven, to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Commonwealth of Pennsylvania - Notary Seal
Christina L. Hershey, Notary Public
Cumberland County
My commission expires August 15, 2023
Commission number 1070815
Member, Pennsylvania Association of Notaries

Christina L. Hershey

Notary Public

I hereby certify that the precise and complete post office address of the Grantees is:

5559 Strasburg Road
Gap, PA 17527

Christina L. Hershey

Attorney for Grantees