

DEED.

MARGARET RUTH TRISSLER, ET AL.

TO.

RICHARD R. HESS and FLORENCE
M. HESS, His Wife.

THIS DEED, Made The Eighth day of September

in the year of our Lord One Thousand Nine Hundred
Sixty-four, (1964).BETWEEN Margaret Ruth Trissler and Paul H.
Trissler, her husband, of Middlecreek Township,
Snyder County, Pennsylvania, Richard R. Hess and
Florence M. Hess, his wife, of Susquehanna Town-ship, Juniata County, Pennsylvania, and Marvin Roger Hess and Leona H. Hess, his wife, of
Susquehanna Township, Juniata County, Pennsylvania, of the First Part, GRANTORS,

**** A N D ****

Richard R. Hess and Florence M. Hess, his wife, of Susquehanna Township, Juniata County,
Pennsylvania, of the Second Part, GRANTEES:

WITNESSETH, That in consideration of Three Thousand (\$3,000.00) 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, their heirs and assigns,

ALL THOSE TWO CERTAIN Tracts of land bounded and described as follows, to wit:

TRACT #1: Situate in Susquehanna Township, Juniata County, Pennsylvania, and partly in Perry and Chapman Townships, Snyder County, Pennsylvania, BEGINNING at a stone, thence by lands formerly of J. Comfort south twenty four (24) degrees east ninety (90) perches to white oak; thence by lands of Kline Brothers south fifty four (54) degrees east fifty eight (58) perches to white oak; thence south fifty seven (57) degrees west thirty five and seven-tenth (35.7) perches to stone; thence by lands of William Updegrave south forty one (41) degrees east forty five (45) perches to stone; thence south fifty six (56) degrees east forty five (45) perches to stone; thence south fifty four (54) degrees east eighty seven (87) perches to white oak; thence by lands of Mary App north thirty six (36) degrees east one hundred fifteen (115) perches to stone; thence by lands of John Spicher and Mary App north twenty six (26) degrees west one hundred eighty six (186) degrees to pine stump; thence by lands of John Stahl south sixty nine (69) degrees west one hundred twenty eight (128) perches to stone; thence by lands of Charles Minimum north fifty four (54) degrees west five (5) perches to stone; and thence by same south seventy two (72) degrees west fifty six (56) perches to stone, the Place of BEGINNING.

CONTAINING Two Hundred Twenty Seven (227) Acres and Seventy Two (72) perches.

IT BEING the same tract of land which H. Brown Fry and Bertha P. Fry, his wife, by their Deed dated June 14, 1957 and recorded in the Recorder's Office of Juniata County in Deed Book 90, Page 245, sold and conveyed to Roy^W Hess and Margaret L. Hess, his wife; and the said Roy W. Hess died May 12, 1960, whereby the title became vested solely in Margaret L. Hess, his wife, the surviving tenant by the entireties, who being so thereof seised in fee died August 7, 1963, testate, and by the terms of her Last Will and Testament dated February 27, 1959, duly probated and remaining of record in the Office of the Register of Wills of Juniata County in Will Book "K", Page 521, devised the same to Richard R. Hess, one of the parties of the first and second parts hereto.

EXCEPTING AND RESERVING therefrom the three (3) lots of ground sold by the said Roy W. Hess and Margaret L. Hess, his wife, under date of July 18, 1959, being a lot four hundred thirty one (431) feet front by three hundred seventy five (375) feet deep, and the two lots of ground sold by Margaret L. Hess, widow, under date of November 5, 1962, containing nine and one-tenth (9.1) acres, more or less, in Chapman Township, Snyder County, and under date of April __, 1963, containing one (1) acre, more or less, in Susquehanna Township, Juniata County.

TRACT #2: Situate in Susquehanna Township, Juniata County, Pennsylvania, BEGINNING at a point in the center of the old Susquehanna Trail where the tract hereby conveyed corners with lands now or formerly of Roy W. Hess at the easternmost corner of this tract, thence along said old Susquehanna Trail south thirty and three-fourth (30-3/4) degrees west fourteen hundred forty (1440) feet to a point on the south side of the road at the corner of lands of Eugene Oldt and Herman Grubb; thence along lands of said Herman Grubb south fifty four and one-fourth (54 1/4) degrees west six hundred (600) feet to a point; thence along lands of Lloyd L. Spicher north forty four and one-half (44 1/2) degrees west four hundred forty five (445) feet to a locust post; thence along same north sixty six and one-half (66 1/2) degrees west three hundred ninety six (396) feet to a locust post; thence along same south eighty nine (89) degrees west one hundred thirty four (134) feet to a locust post at Highway Route 104; thence along said Highway Route 104 north thirteen and one-fourth (13 1/4) degrees west nine hundred twenty five (925) feet to a point on the east side of said Highway; thence along same north twenty two (22) degrees west eight hundred (800) feet to a point in the center of said Highway; and thence along lands of Fred Attinger north thirty nine and one-fourth (39 1/4) degrees east twelve hundred ten (1210) feet to a stone; thence along lands now or formerly of Roy W. Hess south fifty one and one-half (51 1/2) degrees east twenty three hundred thirteen (2313) feet to the Place of BEGINNING.

CONTAINING One Hundred (100) Acres and Twenty (20) Perches, more or less.

It Being the same tract of land which Lloyd L. Spicher and Anna M. Spicher, his wife, by their Deed dated April 1, 1957 and recorded in the Recorder's Office of Juniata County in Deed Book 90, Page 76, sold and conveyed to Roy W. Hess and Margaret L. Hess, his wife; and the said Roy W. Hess died May 12, 1960 whereby the title became vested solely in Margaret L. Hess, his wife, the surviving tenant by the entireties, who being so thereof seised in fee died August 7, 1963, testate, and by the terms of her Last Will and Testament dated February 27, 1959, duly probated and remaining of record in the Office of the Register of Wills of Juniata County in Will Book "K", Page 521, devised the foregoing described tract of land as a part of her residuary estate to her three children: Margaret Ruth Trissler, Richard R. Hess and Marvin Roger Hess, and they with their respective spouses are the parties of the first part hereto. The said Richard R. Hess is one of the parties of the first and second parts hereto.

SUBJECT, Nevertheless, to the following condition and restriction: That Grantees, their heirs and assigns, will not use or permit the use of any portion of the lands hereby conveyed fronting on Route 104 for the erection and establishment of a gasoline service station as long as Lloyd L. Spicher and Anna M. Spicher, his wife, own the land which they now use for the operation of a gasoline service station and continue to operate a gasoline service station.

This Conveyance as to Tract #1 is for the purpose of conveying title from Richard R. Hess individually to himself and wife as tenants by the entireties and as to Tract #2 conveys the undivided two-thirds interest of Margaret Ruth Trissler and Marvin Roger Hess to Richard R. Hess and Florence M. Hess, his wife.

AND, the said grantors, do hereby covenant and agree to and with the said grantees, that they, the grantors, their heirs, executors and administrators, shall and will warrant generally and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said grantees, their heirs and assigns, against the said grantors, and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof.

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

Signed, Sealed and Delivered
in the Presence of

John A. R. Welsh.

Verna L. Landis.

MARGARET RUTH TRISSLER. (SEAL)

PAUL H. TRISSLER. (SEAL)

RICHARD R. HESS. (SEAL)

FLORENCE M. HESS. (SEAL)

MARVIN ROGER HESS. (SEAL)

LEONA H. HESS. (SEAL)

State of Pennsylvania }
County of Juniata } SS.

On this, the 8th. day of September, 1964, before me, the undersigned officer, personally appeared Margaret Ruth Trissler and Paul H. Trissler, her husband, Richard R. Hess and Florence M. Hess, his wife, and Marvin Roger Hess and Leona H. Hess, his 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.

ESTHER HOWER. (SEAL)
Recorder of Deeds.

I do hereby certify that the precise residence and complete post office address of the within named Grantees is: R.D. #1, Liverpool, Pennsylvania.

September 8, 1964.

JOHN A. R. WELSH.
Attorney for Grantees.

Entered September 9, 1964, At 4:15 P. M.
Esther Hower, Recorder.

State Tax. \$30.00
M. R. T. 9/9/64.
Documentary. \$3.30
M. R. T. 9/9/64.