



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

2024-000578

Instrument Number: 2024-000578	Record Date: 2/13/2024
Instrument Type: DEED	Record Time: 09:26:54
Indexed Party: ELSIE DELLA	Receipt No.: 316446

Receipt Distribution

Fee/Tax Description	Payment Amount
DEED	13.00
DEED - WRIT	.50
DEED - RTT STATE	.00
MOUNT UNION AREA	.00
WAYNE TOWNSHIP	.00
DEED - A/H	11.50
DEMOLITION FEE	15.00
CO IMPROVEMENT FND	2.00
REC. IMPRVMT FUND	3.00
J.C.S. / A.T.J.	40.25
<hr style="border-top: 1px dashed black;"/>	
ACH	\$85.25
Total Received.....	\$85.25

Recording Page Count: 4

Paid By Remarks: Filed Electronically

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.

QUIT-CLAIM DEED

MADE, this 24th day of January, in the year two thousand twenty-four (2024).

BETWEEN, **ELSIE MONTGOMERY a/k/a ELSIE DELLA**, a single adult individual, hereinafter **GRANTOR** and Party of the First Part,

A
N
D

SARATOGA PARTNERS, L.P., a Pennsylvania Limited Partnership, hereinafter **GRANTEE** and Party of the Second Part.

WITNESSETH:

THAT, the Grantor, for and in consideration of **ONE and NO/100 (\$1.00) DOLLAR**, lawful money of the United States, in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby release, surrender, and quit-claim unto the Grantee, its successors, heirs, and assigns:

ALL THAT CERTAIN parcel of land situate in the Township of Wayne, County of Mifflin, Commonwealth of Pennsylvania, being known and designated as follows:

BEGINNING at a wooden stake along the North side of a forty (40) foot right-of-way; thence along Lot No. 2 of a Plan of Lots of which this is a part, North 01 degree 36 minutes 06 seconds West, 351.49 feet to a wooden stake along the banks of the Juniata River; thence along the low water mark of the Juniata River, South 75 degrees 00 minutes 38 seconds East, 139.14 feet to a stake; thence along lands now or formerly of John R. Henderson, Sr., et al., South 08 degrees 43 minutes 00 seconds West, 297.50 feet to a stake along the northern side of the aforementioned forty (40) foot right-of-way; thence along said forty (40) foot right-of-way, South 75 degrees 00 minutes 00 seconds West, 82.30 feet to a wooden stake, the **PLACE OF BEGINNING**.

CONTAINING 0.795 acres.

BEING designated as Lot No. 1 on a Plan of Lots prepared by Samuel P. Sherman, Sr., R.S., dated July 30, 1981.

BEING the same premises which became vested in Larry Montgomery by deed of Beverly A. Thomas dated November 30, 1998 and recorded on December 14, 1998 in the Office of the Mifflin County Recorder of Deeds at Deed Book 464, Page 1542. The said Larry Montgomery subsequently married the said Elsie Montgomery a/k/a Elsie Della, Grantor herein. The said Larry Montgomery died on 2011, intestate, leaving Elsie Montgomery a/k/a Elsie Della as an heir at law. The said Elsie Montgomery a/k/a Elsie Della executes this deed to release any interest she may have in the above described property as a result of her marriage to Larry Montgomery and as an heir at law of Larry Montgomery.

FOR IDENTIFICATION purposes only, being known as Mifflin County Tax Map Reference No.: 21,14-0108E-,000.

UNDER AND SUBJECT, nevertheless, to any and all by-laws, conditions, covenants, declarations, easements, rights, rights-of-way, exceptions, reservations, outsales, and leases which may be of record or visible upon the ground.

TOGETHER, with all and singular the buildings and improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title and interest, property, claim and demand whatsoever of the said Grantor, her successors and assigns, in law, equity, or otherwise, howsoever, in and to the same, and every part thereof.

TO HAVE AND TO HOLD the same premises and appurtenances hereby granted to the Grantee, its successors and assigns to and for the only proper use and benefit of the said Grantee, its successors and assigns forever.

THIS property is conveyed without any warranty of title.

THE GRANTOR(S) HEREIN STATE THAT THE HEREIN ABOVE PROPERTY IS NOT PRESENTLY BEING USED FOR THE DISPOSAL OF HAZARDOUS WASTE NOR, TO THE BEST OF HIS/HER KNOWLEDGE, INFORMATION AND BELIEF HAS IT EVER BEEN USED FOR THE DISPOSAL OF HAZARDOUS WASTE. THIS STATEMENT IS MADE IN COMPLIANCE WITH SUBSECTION 405 OF THE SOLID WASTE MANAGEMENT ACT OF JULY 7, 1980, P.L. 380, NO. 97, AS AMENDED (35 P.S. 6018.405).

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal, the day and year first above written.

IN THE PRESENCE OF:

ELSIE MONTGOMERY

Olga Levj
OLGA LEVJ

Elsie Della
ELSIE DELLA

STATE OF PA :

: SS

COUNTY OF Blair :

:

On this, the 24th day of January, 2024, before me, a Notary Public, personally appeared ~~ELSIE MONTGOMERY~~ **ELSIE DELLA**, 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 purpose therein contained.

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

Commonwealth of Pennsylvania - Notary Seal
Annette M. Wilkins; Notary Public
Blair County
My commission expires September 30, 2025
Commission number 1407011
Member, Pennsylvania Association of Notaries

Annette M. Wilkins
Signature of Notarial Officer
Notary Public in and for the State of PA
My Commission Expires Sept. 30, 2025

CERTIFICATE OF RESIDENCE

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

196 Potters Lane
Port Matilda PA
16870

Agent for the Grantee

Prepared by (No Title Searched):
The Nittany Group, LLC
2437 Commercial Blvd – Suite 240
State College, PA 16801