

THIS INDENTURE

MADE THE ^{17th} day of *December*
in the year of our Lord two
thousand fifteen (2015)

BETWEEN MARSHALL S. GEIST, of 1151 Salem Road, Klingerstown, Pennsylvania, and TRACEY L. GEIST, of 226 Deep Creek Road, Hegins, Schuylkill County, Pennsylvania, husband and wife, hereinafter referred to as GRANTORS, Parties of the First Part,

AND

TRACEY L. GEIST, individually, of 226 Deep Creek Road, Hegins, Schuylkill County, Pennsylvania, hereinafter referred to as GRANTEE, Party of the Second Part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of **ONE (\$1.00) DOLLAR**, lawful money of the United States of America, well and truly paid by the said party of the second part to the said parties of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part her heirs and assigns.

Parcel No. 1:

ALL THAT CERTAIN parcel of land situate in the Township of Hegins, County of Schuylkill, and the Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe found at the southwest corner of a parcel already owned by Richard D. Schwartz and Suzanne Schwartz, said iron pipe being located in the East line of the lands now or formerly of Donald Bricker and also being located S 29° 00' 46" E a distance of 110.13' from an iron pipe set in the South right-of-way line of Legislative Route #53054, (33.00' wide right-of-way); thence along the South line of the Richard D. Schwartz and Suzanne Schwartz already owned parcel, N 65° 21' 27" E a distance of 620.00' to an iron pipe set; thence through the lands of now or late Russel L. Schwartz and M. Anna Schwartz

the next three (3) courses and distances: S 6° 26' 11" E a distance of 29.94' to an iron pipe set; thence S 42° 39' 08" W a distance of 190.61' to an iron pipe set; thence S 66° 17' 00" W a distance of 427.60' to an iron pipe set in the East line of the aforementioned Donald Bricker land; thence along Donald Bricker's land, N 29° 00' 46" W a distance of 95.38' to the place of BEGINNING.

CONTAINING 1.2416 Acres.

BEING SHOWN as Parcel #4 on a plan of a survey conducted by Robert A. Lehr, Registered Surveyor, March 14, 1988, and being shown on drawing #M-69-11.

BEING THE SAME PREMISES which Richard D. Schwartz and Suzanne Schwartz, a/k/a Susanna J. Schwartz, his wife, by deed dated May 7, 2002, and recorded May 8, 2002, in the Office of the Recorder of Deeds in and for Schuylkill County, Pennsylvania, in Record Book 1549, Page 159, granted and conveyed unto Tracey L. Geist and Marshall S. Geist, husband and wife, the grantors herein.

Parcel No. 2:

ALL THAT CERTAIN parcel of land situate in the Township of Hegins, County of Schuylkill, and the Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin located on the south side of Penna. Legislative Route No. 53054, said point being at the Northwest corner of the hereinafter described land and on the East line of land late of Domenic Sabatino and wife; thence Eastwardly along the south side of said Penna. Legislative Route No. 53054 six hundred twenty (620) feet to an iron pin; thence Southwardly at right angles to the aforesaid highway one hundred (100) feet to an iron pin; thence Westwardly and parallel with the aforesaid Penna. Legislative Route No. 53054 six hundred twenty (620) feet, more or less, to an iron pin on the east line of land of Domenic Sabatino and wife; thence Northwardly along east line of land of Domenico Sabatino and wife one hundred ten (110) feet to the south side of Penna. Legislative Route No. 53054.

Also granting to the parties of the second part, their heirs and assigns, the free and uninterrupted right and privilege of obtaining water from lands of former owners of lands of which this was heretofore a part, with the right of entering the said land for the purpose of repairing, constructing and maintaining the spring and lines to the spring from the dwelling house erected on the property hereinabove described, subject, nevertheless, to the payment of a proportionate share of the costs of any necessary repairs and maintenance to the aforesaid spring. The right and use of the spring to be in common with other former owners and Melvin J. Kroh and Gloria V. Kroh, his wife.

BOTH TRACTS BEING THE SAME PREMISES which Richard D. Schwartz and Suzanne Schwartz, a/k/a Susanna J. Schwartz, husband and wife, and Tracey L. Geist and Marshall S. Geist, husband and wife, by deed dated July 2, 2002, and recorded July 8, 2002, in the Office of the Recorder of Deeds in and for Schuylkill County, Pennsylvania, in Record Book 1609, Page 172, granted and conveyed unto Tracey L. Geist and Marshall S. Geist, husband and wife, the grantors herein.

CERTIFICATION OF PARCEL NUMBERS ONLY

DOES NOT CERTIFY CONTENTS
OF THIS DOCUMENT

SCHUYLKILL COUNTY ASSESSMENT BUREAU

It is the intention of the Grantors herein named, by the execution and delivery of this Deed, to terminate the tenancy by the entireties heretofore existing between them in the premises hereby conveyed. It is further the intention of MARSHALL S. GEIST, one of the Grantors herein named, by the execution and delivery of this Deed, to terminate, release, and quitclaim absolutely and forever any and all interest, either vested or contingent, which he now has or which he may hereafter at any time have, by virtue of any laws of the Commonwealth of Pennsylvania, now in force or hereafter enacted, and specifically, without limiting the generality of the foregoing, MARSHALL S. GEIST, one of the Grantors herein named, does by his execution and delivery of this Deed, assigns, transfers, waives, and relinquishes absolutely and forever unto the Grantee herein named, his heirs and assigns, any and all rights which he has or may hereafter have in the premises hereby conveyed under and by virtue of the provisions of the Intestate Act of 1947, as amended, or any similar legislation hereafter enacted in the Commonwealth of Pennsylvania. It is further the intention of MARSHALL S. GEIST, one of the Grantors herein named, by his execution and delivery of this Deed, that hereafter and for all times to come, the Grantee herein named may deal with the premises hereby conveyed with the same force and effect as though she were a single woman, so that it shall not in any event be necessary to obtain the signature of MARSHALL S. GEIST, one of the Grantors herein named, on any Deed of conveyance hereafter executed by the Grantee herein named in order that a good and full marketable title may be passed by TRACEY L. GEIST, to a future Grantee of her.


THIS TRANSFER IS FROM HUSBAND AND WIFE TO WIFE ALONE AND IS THEREFORE EXEMPT FROM REALTY TRANSFER TAX UNDER REGULATION 409 OF THE PENNSYLVANIA REALTY TRANSFER TAX ACT AND REGULATIONS.

TOGETHER with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, property, claims and demand whatsoever, both in law and equity, of the said parties of the first part, 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 said party of the second part, her heirs and assigns, to and for the only proper use and behoof of the said party of the second part, her heirs and assigns forever.

AND THE SAID Grantors, Parties of the First Part, for themselves, and their heirs, executors and administrators do by these presents, covenant, grant and agree to and with the said party of the second part his heirs and assigns, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party


I hereby certify that the correct address of the within named Grantee is
226 Deep Creek Road, Hegins, PA 17938



Attorney for Grantee

I hereby CERTIFY
that this document is
recorded in the office
of the Recorder of
Deeds in and for the
County of Schuylkill
and Commonwealth of
Pennsylvania




Ann Dudish
Recorder of Deeds

201600000770
Filed for Record in
SCHUYLKILL COUNTY, PA
ANN DUDISH, RECORDER OF DEEDS
01-21-2016 At 11:29 am.
DEED 71.00
OR Bk 2553 Page 1734 - 1738

201600000770
ATTY JOSEPH MICHETTI JR
TREVORTON PA 17881