

THIS INDENTURE

UPT #31-10-0040

MADE THE 13th day of December
in the year of our Lord two
thousand twelve (2012)

BETWEEN RICKEY C. MASSER and AMY M. MASSER, his wife, of 507 Old State Road, Klingerstown, Northumberland County, Pennsylvania, and MICHAEL B. MASSER and JOSEPHINE MASSER, his wife, of 5 Vista Road, Klingerstown, Schuylkill County, Pennsylvania, hereinafter referred to as GRANTORS, Parties of the First Part,

AND

KLINGERSTOWN FIRE COMPANY NO. 1, a non-profit corporation, with it's principal place of business situate at 52 Main Street, Klingerstown, 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 it's successors and assigns.

ALL THAT CERTAIN piece, parcel tract or lots of land situate in the Town of Klingerstown, Township of Upper Mahantango, County of Schuylkill, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point at the intersection of a 12 foot wide alley and the State Road leading thru the town of Klingerstown; **THENCE** along said alley in an easterly direction, one hundred thirty (130) feet to a point; **THENCE** along lands now or formerly of Eaton I. Klinger, in a southerly direction, one hundred (100) feet to a point; **THENCE** along lands of the same in a westerly direction, one hundred thirty (130) feet to a point of intersection with State Road; **THENCE** along

CERTIFICATION OF PLOTTED NUMBER ONLY

DOES NOT CERTIFY CONTENTS
OF THIS DOCUMENT

SCHUYLKILL COUNTY ASSESSMENT RECORD

said State Road in a northerly direction, one hundred (100) feet to the **PLACE OF BEGINNING**.

CONTAINING thirteen thousand (13,000) square feet of land, be the same more or less.

SUBJECT TO and with the right of ingress and egress through the twelve (12) feet wide alley running and extending the north bound or line for the one hundred thirty (130) feet, and for the which same Party of the Second Part has paid in hand to Party of the First Part the sum of eighteen (18) Dollars for the one-half ($\frac{1}{2}$) width or six (6) feet, same being for the southern one-half ($\frac{1}{2}$) of the aforementioned alley; and the receipt for the same is herewith acknowledged by Party of the First Part.

BEING the same premises which HELEN KNORR, widow, by her Deed dated June 16, 2005 and recorded in the Office for the Recording of Deeds in and for Northumberland County, Pennsylvania, in Record Book 2155, Page 1918, granted and conveyed unto RICKEY C. MASSER, a married man, and MICHAEL R. MASSER, a married man. RICKEY C. MASSER is married to AMY M. MASSER; and MICHAEL R. MASSER is married to JOSEPHINE MASSER, they being the grantors herein.

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, it's successors and assigns, to and for the only proper use and behoof of the said party of the second part, it's successors and assigns forever.

AND THE SAID Grantors, Parties of the First Part, for themselves, their heirs, executors and administrators do by these presents, covenant, grant and agree to and with the said party of the second part it's successors and assigns, that they the said Grantors, parties of the first part, their heirs, 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 of the second part, it's successors and assigns, against the said parties of the first part and their heirs, and against all and every other person or persons, whomsoever, lawfully claiming or to claim the same or any part thereof, by, from, through or under

them, the Grantors, shall and will by these presents specially warrant and forever defend.

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

Signed, sealed and Delivered
in the presence of






 (SEAL)
RICKEY C. MASSER

 (SEAL)
AMY M. MASSER

 (SEAL)
MICHAEL R. MASSER

 (SEAL)
JOSEPHINE MASSER

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF NORTHUMBERLAND } SS:

On this, the 3rd day of December, 2012, before me, a Notary Public, the undersigned officer, personally appeared, RICKEY C. MASSER and AMY M. MASSER, his wife; and MICHAEL R. MASSER and JOSEPHINE MASSER, 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 the same for the purpose therein contained.

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

COMMONWEALTH OF PENNSYLVANIA
Notary Seal
Teresa A. Delaney, Notary Public
Berks Twp., Northumberland County
My Commission Expires March 27, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES


NOTARY PUBLIC


BK2456PG2471

I hereby certify that the correct address of the within named Grantee is
52 Main Street, Klingerstown, PA 17941


Attorney for Grantee for recording

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




A. Matthew Dudish
Recorder of Deeds

201200017735
Filed for Record in
SCHUYLKILL COUNTY, PA
A MATTHEW DUDISH, RECORDER OF DEEDS
12-21-2012 At 09:43 am.
DEED 1201.44
OR Bk 2456 Page 2468 - 2472

201200017735
DLUGE & NICHETTI
TREVORTON, PA 17981

201200017735
Exempt Status - N
State Tax \$ 570.72
Local Tax \$ 570.72
\$ 285.36 UPPER MANTWONG TWP
\$ 285.36 TRI-WALLEY SCHOOL DISTRICT

BX2456PG2472



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 286903
Harrisburg, PA 17108-0903

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid \$ 570.72
Base Number 2456
Page Number 2468
Date Recorded 21 DEC 2012

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name JOSEPH C. MICHETTI, JR., ESQUIRE Telephone Number: (570) 797-8651
Mailing Address 921 Market Street City Trevorton State PA ZIP Code 17881

B. TRANSFER DATAGrantor(s)/Lesser(s) RICKEY C. & AMY M. MASSER

MICHAEL R. & JOSEPHINE MASSER

Mailing Address 507 Old State Road5 Vista RoadCity KlingerstownState PAZIP Code 17941**C. Date of Acceptance of Document**

Grantor(s)/Lessee(s)

KLINGERSTOWN FIRE COMPANY NO. 1

Mailing Address

52 Main StreetCity KlingerstownState PAZIP Code 17941**D. REAL ESTATE LOCATION**

Street Address

76 Main Street

City, Township, Borough

Klingerstown, Upper Mahantonto Township

County

Schuylkill

School District

Tri-Valley

Tax Parcel Number

31-10-0040**E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N**

1. Actual Cash Consideration

\$1.00

2. Other Consideration

+

3. Total Consideration

= \$1.00

4. County Assessed Value

26,545

5. Common Level Ratio Factor

X 2.15

6. Fair Market Value

= \$57,071.75**F. EXEMPTION DATA**

1a. Amount of Exemption Claimed

0

1b. Percentage of Grantor's Interest in Real Estate

100

1c. Percentage of Grantor's Interest Carried

100**Check Appropriate Box Below for Exemption Claimed.**☐ Will or intestate succession.

(Name of Decedent)

(Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)☐ Other (Please explain exemption claimed.)

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

12/13/12

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

