

County of Northumberland



CHRISTINA A. MERTZ
ACTING REGISTER OF WILLS, RECORDER OF DEEDS
CLERK OF ORPHANS' COURT
Courthouse, 201 Market Street
Sunbury, Pennsylvania 17801
(570) 988-4143

Instrument Number - 201705060
Recorded On 4/4/2017 At 11:54:54 AM

Book - 2764 Starting Page - 422
* Total Pages - 5

* Instrument Type - DEED
Invoice Number - 244861
* Grantor - WASSER, JO ANN
* Grantee - HOUSER, CHAD R
* Customer - KERWIN & KERWIN

*** FEES**

STATE TRANSFER TAX	\$1,600.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$35.50
RECORDING FEES -	\$13.00
RECORDER OF DEEDS	
AFFORDABLE HOUSING	\$11.50
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
LINE MOUNTAIN AREA	\$800.00
SCHOOL REALTY TAX	
UPPER MAHANoy TOWNSHIP	\$800.00
TOTAL PAID	\$3,265.50

This is a certification page

DO NOT DETACH

This page is now the first page
of this legal document.

RETURN DOCUMENT TO:
KERWIN & KERWIN
4245 ROUTE 209
ELIZABETHVILLE, PA 17023

I hereby CERTIFY that this document is
recorded in the Recorder's Office of
North'd County, Pennsylvania.



Christina A. Mertz
Christina A. Mertz
Acting Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

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02712B



RECORDATION REQUESTED BY:

Joseph D. Kerwin, Esq.
4245 State Route 209
Elizabethville, PA 17023
(717) 362-3215

WHEN RECORDED MAIL TO:

Kerwin & Kerwin, LLP
4245 State Route 209
Elizabethville, PA 17023
(717) 362-3215

TAX PARCEL NO. 058-00-093-010-A

SEND TAX NOTICES TO:

Grantee's address

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

THIS DEED,

Made the 30th day of March, Two Thousand Seventeen (2017).

BETWEEN **JO ANN WASSER**, single, of Palmyra, County of Dauphin and Commonwealth of Pennsylvania, GRANTOR and party of the first part

A N D

CHAD R. HOUSER and COLLEEN J. HOUSER, husband and wife, of Township of Upper Mahanoy, County of Northumberland and Commonwealth of Pennsylvania, GRANTEES and parties of the second part.

WITNESSETH that the said party of the first part, for and in consideration of the sum of **ONE HUNDRED SIXTY THOUSAND DOLLARS (\$160,000.00)** lawful money of the United States of America, unto her well and truly paid by the said parties of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said parties of the second part, their heirs and assigns forever,

ALL THAT CERTAIN tract of land situate in the Township of Upper Mahanoy, County of Northumberland and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a p.k. nail set in the centerline of State Route No. 125, said p.k. nail being on a bearing of North forty-nine degrees thirty-three minutes forty-one seconds West (N 49° 33'

41" W), a distance of three hundred sixty-three and ninety hundredths (363.90) feet from an exiting five-eighths (5/8") inch rebar located on the north side of Township Route No. 395; thence along the centerline of said State Route No. 125, North forty-two degrees forty-two minutes thirty-three seconds West (N 42° 42' 33" W) one hundred and twenty-one hundredths (100.21) feet to a point of curve; thence through and along the centerline of said State Route No. 125 on a curve to the right having a delta angle of twenty-three degrees thirty minutes sixteen seconds (23° 30' 16"), a radius of three hundred fifty-eight and twenty-six hundredths (358.26) feet and a chord bearing and distance of North thirty-two degrees thirty-five minutes fifty seconds West (N 32° 35' 50" W) one hundred forty-five and ninety-four hundredths (145.94) feet to a point of tangency; thence through and along the centerline of said State Route No. 125, North twenty-one degrees eight minutes fifty-seven seconds West (N 21° 08' 57" W) ninety-five and twenty-two hundredths (95.22) feet to a p.k. nail set in the centerline of said State Route No. 125; thence leaving said highway, passing over a rebar set on the eastern right-of-way line of State Route No. 125, and along land of the said Kelly Lee Wasser and Jo Ann Wasser, his wife, North seventy-six degrees twenty-six minutes seventeen seconds East (N 76° 26' 17" E) ninety-two and twenty-five hundredths (92.25) feet to a five-eighths (5/8") inch rebar set on the south side of a dirt lane; thence along lands of the said Kelly Lee Wasser and Jo Ann Wasser, his wife, North fifty-six degrees eighteen minutes twenty-one seconds East (N 56° 18' 21" E) seventy-seven and thirty-nine hundredths (77.39) feet to a five-eighths (5/8") inch rebar set on the south side of a dirt lane; thence along land of the said Kelly Lee Wasser and Jo Ann Wasser, his wife, North seventy-eight degrees twenty-seven minutes twenty-three seconds East (N 78° 27' 23" E) two hundred three and ninety-three hundredths (203.93) feet to an iron pipe set; thence continuing along land of the said Kelly Lee Wasser and Jo Ann Wasser, his wife, South eighteen degrees twenty-one minutes four seconds East (S 18° 21' 04" E) two hundred fifty-six and sixty-six hundredths (256.66) feet to an iron pipe set; thence along land of the said Kelly Lee Wasser and Jo Ann Wasser, his wife, and passing over a rebar set on the eastern right-of-way of State Route No. 125, South fifty-nine degrees fifty-three minutes seventeen seconds West (S 59° 53' 17" W) two hundred ninety-three and thirty-one hundredths (293.31) feet to the place of BEGINNING.

CONTAINING two and three hundred ninety thousandths (2.390) acres, and being Lot One (1) of a subdivision of land of Kelly Lee Wasser and Jo Ann Wasser, his wife, made by David H. Hummel, R.L.S., dated April 8, 1996, approved by the Northumberland County Planning Commission on May 28, 1996, and recorded in the Office for the Recording of Deeds in and for the County of Northumberland in Map Book 25, Page 48.

TOGETHER with the right in favor of the grantees herein, their heirs and assigns, of ingress, egress and regress over a farm lane located to the north of the premises herein described for the purpose of using such lane as access from Legislative Route No. 459 to the premises herein described, which use shall be in common with the right of the owners of the premises heretofore conveyed by the grantors herein, their heirs and assigns, to use the lane for access to the premises heretofore conveyed by the grantors herein.

BEING FURTHER IDENTIFIED as Tax Parcel No.: 058-00-093-010-A.

IT BEING the same premises which Kelly Lee Wasser and Jo Ann Wasser, his wife, by their Deed dated August 21, 1996, and recorded August 21, 1996 in the Recorder of Deeds Office of Northumberland County in Record Book 1064, Page 847, granted and conveyed unto Kelly Lee Wasser and Jo Ann Wasser, his wife. The said Kelly Lee Wasser died November 27, 2010, predeceasing his wife, Jo Ann Wasser, in whom the entire title vested by operation of law and who is the GRANTOR herein.

TOGETHER with all and singular the buildings and improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said party of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

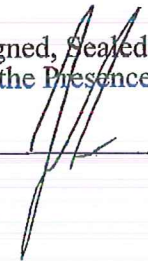
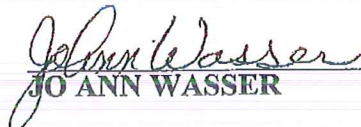
TO HAVE AND TO HOLD the said lot or piece of ground above-described with the messuage or tenement, thereon erected, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns, FOREVER

AND the said party of the first part, for herself, her heirs, executors and administrators, do by these presents covenant, grant and agree to and with the said parties of the second part, their heirs and assigns, that she the said party of the first part, her 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 parties of the second part, their heirs and assigns, against her, the said party of the first part, and her heirs, and against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part thereof,

SHALL AND WILL SPECIALLY WARRANT AND DEFEND

IN WITNESS WHEREOF, the said party of the first part has to these presents set her hand and seal, dated the day and year first above written.

Signed, Sealed and Delivered
In the Presence of


_____
JO ANN WASSER

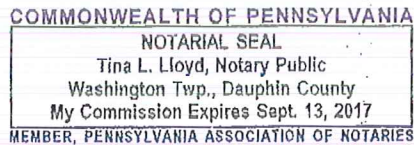
(SEAL)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF DAUPHIN

On this the 30th day of March, 2017, before me a Notary Public, the undersigned officer, personally appeared **JO ANN WASSER**, single, 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.



Tina L. Lloyd
Notary Public

I hereby certify that the precise address of the Grantee herein is:
1112 Stitzer Road
Pitman, PA 17964

JD Kerwin
JOSEPH D. KERWIN, ESQ.
Attorney for Grantees