

I hereby certify that this document is recorded in the Recorder's Office of SCHUYLKILL COUNTY, PA ANN DUDISH RECORDER OF DEEDS

202000009237 Filed for Record in SCHUYLKILL COUNTY, PA ANN DUDISH 08-21-2020 At 10:55 am. DEED 5375.75 OR BK 2699 PAGE 924 - 929

Prepared by: Richard J. Wiest, Esquire Williamson, Friedberg & Jones, LLC Ten Westwood Road, PO Box 1190 Pottsville, PA 17901

Return to:

202000009237 Exempt Status - N State Tax \$ 2640.00 Local Tax \$ 2640.00 \$ 1320.00 WASHINGTON TOWNSHIP \$ 1320.00 PINE GROVE SCHOOL DISTRICT

BEING UPI NO. 33-04-0006.000 Executors, Trustees or Guardians Deed

DEED

THIS INDENTURE made this 19th day of August, two thousand twenty (2020).

BETWEEN

MELVIN BRETZ, of Hegins, Schuylkill County, Pennsylvania, and CORA A. SHENK, of Pine Grove, Schuylkill County, Pennsylvania, as Co-Executors of the Estate of NAOMI R. BRETZ, Deceased, late of Washington Township, Schuylkill County, Pennsylvania, hereinafter called Grantors, parties of the first part,

-AND-

JACOB I. MAYS, III, and REBECCA A. MAYS, of Myerstown, Lebanon County, Pennsylvania, hereinafter called Grantees, parties of the second part.

WHEREAS, ERNEST H. BRETZ and NAOMI R. BRETZ, husband and wife, were the owners of the herein described premises; and,

WHREAS, the said **ERNEST H. BRETZ**, being an owner thereof, died on November 11, 1993, with title becoming vested solely in his wife, **NAOMI R. BRETZ**, by operation of law; and,

WHREAS, **NAOMI R. BRETZ**, being the owner thereof, died Testate on September 25, 2017, a resident of Washington Township, Schuylkill County, Pennsylvania; and,

WHEREAS, since her death, her children, **MELVIN BRETZ and CORA A. SHENK**, petitioned for and were granted Letters Testamentary, which remain of record in the Office of the Register of Wills of Schuylkill County under File No. 5417-0946, which were issued to them on October 17, 2017; and

NOW THEREFORE, **MELVIN BRETZ and CORA A. SHENK**, Executors of the Estate of **NAOMI R. BRETZ, DECEASED**, in an exercise of the powers granted to personal representatives by authority of 20 Pa. C.S.A. Section 3351 of the Probate Estates and Fiduciary Code, do hereby make and execute this Deed.

NOW THIS INDENTURE WITNESSETH, that the said parties of the first part, for and in consideration of the sum of **TWO HUNDRED SIXTY-FOUR THOUSAND DOLLARS (\$264,000.00)**, lawful money of the United States, to them well and truly paid by the said parties of the second part, at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, released and confirmed and by these presents, do grant, bargain, sell, alien, release and confirm unto the said parties of the second part, their heirs and assigns, **as tenants by the entireties**:

ALL THAT CERTAIN message or tract of land situate in Washington Township, Schuylkill County, Pennsylvania, bounded and described as follows, to wit:-

BEGINNING at stone; thence by land formerly of Daniel Schaeffer, now or late of Charles Brown, South twenty-one degrees East (S 21° E), one hundred nine (109) perches to a Pine; thence by the same South twenty-seven and one-fourth East (S 27¼° E) eighty-nine (89) perches to a stone; thence by land now or late of Christian Brown, North seventy-four and one-half degrees West (N 74½° W) sixty-seven and one-half (67½) perches to a stone; thence by land now or late of John Brown, North twenty-six degrees West (N 26° W) eighty-one and one-half (81½) perches to a stone; thence by the same North twenty degrees West (N 20° W) one hundred twenty-three (123) perches to a stone; thence by land now or late of the Forest Improvement Company South sixty-eight and one-half degrees West (S 68½° W) seventy-three (73) perches to the place of beginning.

CONTAINING eighty-seven (87) acres and one hundred thirty-five (135) perches, strict measure.

HAVING THEREON ERECTED a small two-story frame dwelling house, sheds and outbuildings.

ALL RIGHT, TITLE AND INTEREST in and to a private road twelve (12) feet wide, starting at a corner of land now or late of John M. Brown and Daniel A. Kramer; thence through land now or late of Christian Brown to a public road about two (2) rods on the left side of the bridge in said public road at the same place where it passes through now.

BEING THE SAME PREMISES which Carrie R. Herring, Widow, by her Deed dated August 9, 1961, and recorded in the Office of the Recorder of Deeds in and for Schuylkill County in Deed Book 1025, Page 423, granted and conveyed unto Ernest H. Bretz and Naomi R. Bretz, husband and wife. The said Ernest H. Bretz, died November 11, 1993, with title becoming vested solely in his wife, Naomi R. Bretz, by operation of law. The said Naomi R. Bretz died September 25, 2017.

EXCEPTING THEREFROM a conveyance made on August 4, 1978, to Dale L. Herb, recorded in Deed Book Volume 1260, Page 326, consisting of 12.773 acres.

EXCEPTING THEREFROM a conveyance made on October 1, 1979, to Robert P. Arantowicz and Alice I. Arantowicz, recorded in Deed Book Volume 1280, Page 445, consisting of 5.5908 acres.

EXCEPTING THEREFROM a conveyance made on January 7, 1981, to Melvin L. Miller, recorded in Deed Book Volume 1300, Page 516, consisting of 2.0000 acres.

EXCEPTING THEREFROM a conveyance made on September 30, 1986, to Charles Barry, recorded in Deed Book Volume 1381, Page 783, consisting of 2.12164 acres.

EXCEPTING THEREFROM a conveyance made on January 31, 1990, to Charles H. Barry and Jane Schneck, recorded in Deed Book Volume 1441, Page 317, consisting of 1.39950 acres.

EXCEPTING THEREFROM a conveyance made on January 31, 1990, to Dale L. Herb and Dorothy L. Herb, recorded in Deed Book Volume 1441, Page 324, consisting of 2.87636 acres.

EXCEPTING THEREFROM a conveyance made on January 31, 1990, to Emory D. Herb and Annegret E. Herb, recorded in Deed Book Volume 1441, Page 322, consisting of 2.00669 acres.

EXCEPTING THEREFROM a conveyance made on February 11, 1992, to Melvin L. Miller and Lori S. Miller, recorded in Deed Book Volume 1476, Page 338, consisting of 1.02991 acres.

EXCEPTING THEREFROM a conveyance made on October 18, 1994, to Charles H. Barry and Jane Schneck, recorded in Deed Book Volume 1576, Page 68, consisting of 0.42373 acres.

EXCEPTING THEREFROM a conveyance made on October 18, 1994, to Todd P. Shartle and Ona R. Shartle, recorded in Deed Book Volume 1576, Page 65, consisting of 4.7165 acres.

EXCEPTING THEREFROM a conveyance made on October 18, 1994, to John W. Shenk, Jr., and Cora A. Shenk, recorded in Deed Book Volume 1576, Page 62, consisting of 4.71222 acres.

EXCEPTING THEREFROM a conveyance made on October 2, 2002, to Albert C. Maidenford, recorded in Deed Book Volume 2010, Page 987, consisting of 2.76129 acres.

EXCEPTING THEREFROM a conveyance made on June 4, 2004, to Charles H. Barry and Jane M. Schneck, recorded in Deed Book Volume 2100, Page 587, consisting of 2.91803 acres.

EXCEPTING THEREFROM a conveyance made on February 21, 2019, to Dennis L. Nolt, II, and Titus L. Nolt, recorded in Deed Book Volume 2651, Page 805, consisting of 3.3200 acres.

BEING THE RESIDUE OF approximately 37.1 acres, more or less.

BEING ALL OF UPI NO. 33-04-0006.000;

TOGETHER with all and singular buildings and improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest

use, trust, property, possession, claim and demand whatsoever, both in law and equity, of the said parties of the first part, of, in, and to or out of the same;

TO HAVE AND TO HOLD the said lots or pieces of ground with the buildings and improvements, hereditaments and premises hereby granted and released, 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 parties of the first part, do covenant, promise and agree, to and with the said parties of the second part, their heirs and assigns, that the said parties of the first part, have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, are, shall, or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

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

WITNESS:

ESTATE OF NAOMI R. BRETZ, DECEASED

_____ By: *Melvin Bretz*
MELVIN BRETZ, Co-Executor

_____ By: *Cora A. Sherk*
CORA A. SHENK, Co-Executrix

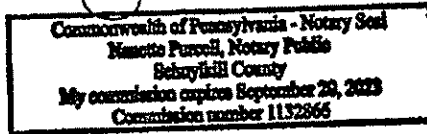
COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF SCHUYLKILL :

ON THIS, the 19th day of August, 2020,

before me, the undersigned officer, personally appeared, **MELVIN BRETZ and CORA A. SHENK, Co-Executors of the Estate of NAOMI R. BRETZ, Deceased**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

Nanette Purcell
NOTARY PUBLIC



202000009237
Electronic Filing
From: Simplifile
Thru: ERX

The address of the Grantees is:

212 E. Mill Ave.
Myerstown, PA 17067

(Signature)



BASE LAYERS
 * Inland County
 * Precinct
 * Road
 * School
 * Utility
 * Waterway
 * Wetland

GENERAL PARCELS
 * Parcel
 * Parcel Point

COUNTY ZONING
 * Agriculture
 * C1 Local Commercial
 * C2 Heavy Commercial
 * C3 Professional
 * C4 Planned Highway Commercial
 * C5 Community Office
 * C6 Corporate Office
 * C7 Office of Government

* R2 Medium Density Residential
 * R3 High Density Residential
 * RT Town Center

FEMA FLOOD HAZARD LAYERS
 * Flood Hazard Identification
 * LOMR
 * LOMR
 * Flood Plain
 * Flood Boundary
 * Flood Boundary

Flood Hazard Zones
 * Flood Hazard Zone
 * Flood Hazard Zone
 * Flood Hazard Zone
 * Flood Hazard Zone

ENVIRONMENTAL
 * Wetland
 * Wetland
 * Wetland
 * Wetland
 * Wetland
 * Wetland

