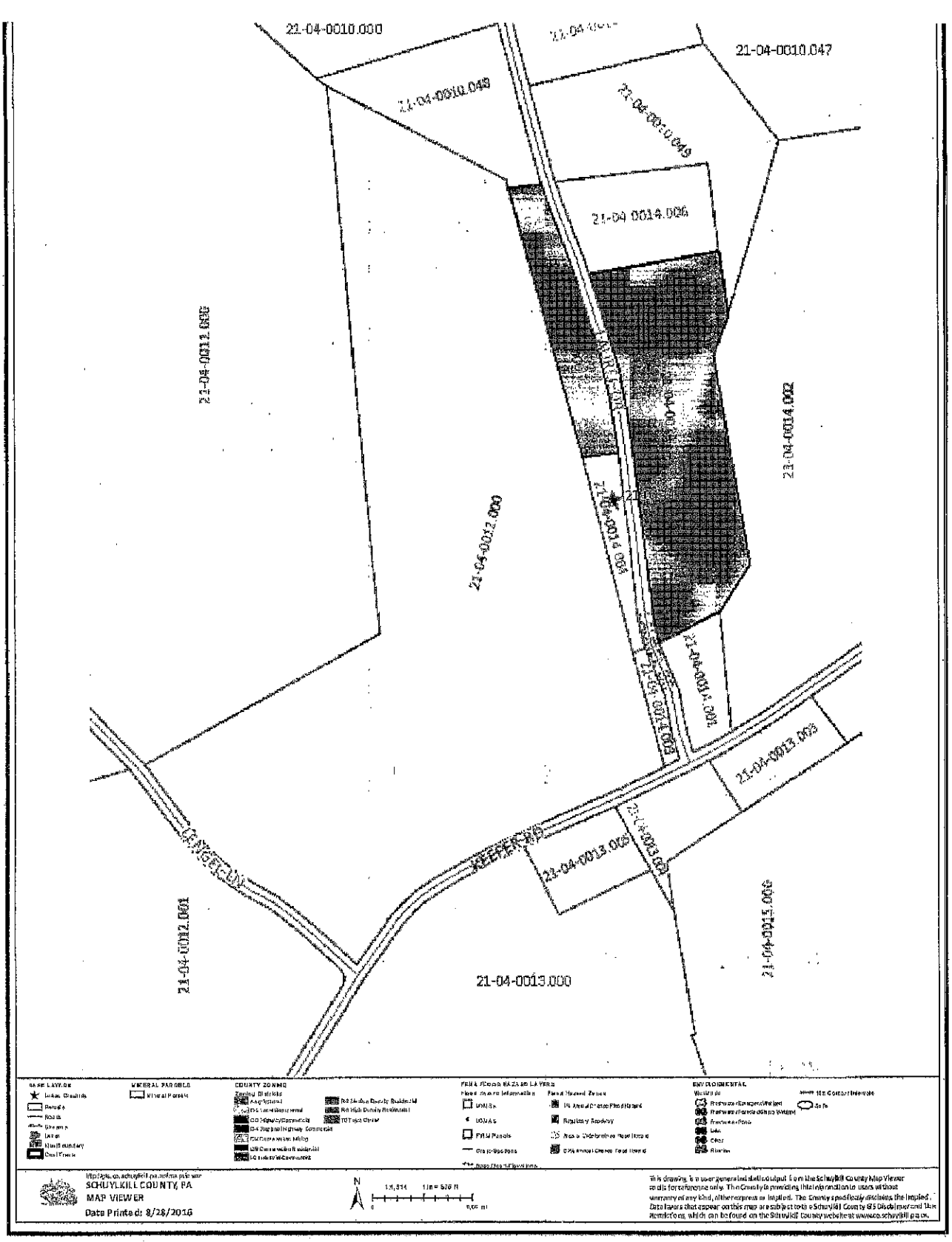

dwd 2211-2043

BK2211PG2043

200600013415
Filed for Record In
SCHUYLKILL COUNTY, PA
A MATTHEW UDISH
07-12-2006 At 03:42 pm.
DEED 2161.50
BR Bk 2211 Page 2043 - 2046

Com 1916-2726
Community Abstract & Settlement, LLC
3008 Hamilton East, Suite 2
Stroudsburg, PA 18360

200600013415
T A FINANCIAL
HORSHAM, PA 19044

Parcel ID No. **21-4-14**

This Indenture, made the 22nd day of June, 2006,

Between

EDWARD McCUE AND CYNTHIA McCUE, HIS WIFE, of Pine Grove, County of Schuylkill, Commonwealth of Pennsylvania, (hereinafter called the Grantors), of the one part,

- AND -

DUSTIN R. VARNER, SINGLE, of Pine Grove, County of Schuylkill, Commonwealth of Pennsylvania, (hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of One ($1.00) Dollar lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, as sole owner

ALL THAT CERTAIN lot, piece or parcel of land situate in Pine Grove Township, Schuylkill County, Pennsylvania, bounded and described as follows:

BEGINNING at set stone on North right-of-way of township road leading from Ravine to Oak Grove, the Southwest corner of property of Robert Klinger and Southeast corner of property herein conveyed; thence along said right-of-way South seventy degrees twenty-four minutes West (S. 70° 24' W.) one hundred twenty (120) feet to a point, the Southwest corner of property herein conveyed and Southeast corner of other lands of Robert Klinger; thence along division line between property herein conveyed and properly of Robert Klinger aforesaid North five degrees nineteen minutes West (N. 5° 19' W.) one thousand four hundred fifty (1,450) feet to a point, the Northwest corner of property herein conveyed, and angle in property of Oscar Zerbe; thence along division line between property herein conveyed and properly of Oscar Zerbe South eighty-five degrees fifteen minutes East (S. 85° 15' E.) four hundred fifty-seven (457) feet to a point, the Northeast corner of property herein conveyed and angle in property of Oscar Zerbe; thence along division line between said properties South two degrees forty minutes West (S. 2° 40' W.) three hundred sixty-five (365) feet to a set stone; the common corner of property

herein conveyed and properties of Oscar Zerbe and Robert Klinger, thence along division line between property herein conveyed and property of Robert Klinger the following courses and distances: South twenty-nine degrees forty-seven minutes West (S. 29° 47' W.) one hundred eighty-eight (188) feet to a set stone, South nine degrees ten minutes East (S. 9° 10' E.) three hundred four (304) feet to a set stone and South fifteen degrees fifteen minutes West (S. 15° 15' W.) five hundred fifty-five and five-tenths (555.5) feet to a point of beginning. Containing nine and eight-tenths (9.8) acres, as shown on a map prepared from a survey made by William D. Maurer, Registered Engineer, on April 13, 1947, which map can be found in Deed Book No. 721, page 309.

EXCEPTING from the foregoing parcel, the following four (4) prior conveyances, collectively aggregating 3.2 acre, more or less, and leaving, as a result of the out-conveyances, approximately 6.6 acres,

Deed Book 1024, page 200, dated July 7th, 1961 conveying 23,688 square feet;

Deed Book 1227, page 686, dated August 6th, 1976, conveying 0.3197 acres or 13,926 square feet;

Deed Book 1227, page 690, dated August 6th, 1976, conveying 0.575 acres or 25,047 square feet;

Deed Book 1323, page 401, dated November 12, 1982 conveying 77.956 square feet

ALSO EXCEPTING a certain area of land taken and now occupied by township road 881 (Laurel Road) which bisects the herein conveyed parcel and runs from the southern boundary of this parcel at Township Road T-637 to the northern boundary of the parcel and the common boundary line of lands now of Debra Marie Longnecker. The Township Road being approximately 30 feet in width, thereby reducing the acreage herein conveyed by an additional acreage estimated to be .9986 acres, leaving approximately 5.60 acres herein conveyed.

BEING THE SAME PREMISES which Sarah Keefer, widow, by deed dated July 28, 1997, and recorded in the Office of the Recorder of Deeds in and for Schuylkill County in Book 127, Page 219, granted and conveyed unto Edward McCue and Cynthia McCue, his wife, Grantors herein.

Actual Consideration is One Hundred Six Thousand And 00/100 Dollars ($106,000.00).

CERTIFICATION OF PARCEL NUMBERS ONLY

DOES NOT CERTIFY CONTENTS OF THIS DOCUMENT

SCHUYLKILL COUNTY ASSESSMENT BUREAU

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, 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, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will **Warrant and Forever Defend.**

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Jane K Cool

Pamela Doane

Edward McCue {SEAL}
EDWARD McCUE

Cynthia L. McCue {SEAL}
CYNTHIA McCUE

Commonwealth of Pennsylvania } ss
County of Schuylkill

On this the 22ND day of June, 2006, before me, the undersigned Notary Public, personally appeared **Edward McCue and Cynthia McCue**, 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 purposes therein contained.

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

Jo A. Leary
Notary Public
My commission expires 05/17/08

NOTARIAL SEAL
JO A LEARY
Notary Public
S. LONDONDERRY TWP, LEBANON COUNTY
My Commission Expires May 17, 2008

The address of the above-named Grantee is:
39 Laurel Drive
Pine Grove, PA 17963

Jo A. Leary
On behalf of the Grantee

Please return the recorded document to:

Zane, Zane & Rossi, PC
38 St. John Street
P.O. Box 96
Schuylkill Haven, PA 17972

200600013415
Exempt Status - N
State Tax $ 1060.00
Local Tax $ 1060.00
$ 530.00 PINE GROVE TOWNSHIP
$ 530.00 PINE GROVE SCHOOL DISTRICT

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 Dodish
A. Matthew Dodish
Recorder of Deeds

RECORDER OF DEEDS SCHUYLKILL COUNTY PENNSYLVANIA