

804-A

Receipt 86472

Printed 04-02-2003 12:11:56

Joseph L. Davidson
Recorder of Deeds - Centre County
414 Holmes Avenue Suite #1
Bellefonte, PA 16823

BRYANT, JAMES
107 E MAIN STREET
MILLHEIM PA 16854

DEED - NONTAXABLE
R 01498-0804 2 3 pages

1 YODER, SAMUEL E
2 ZOOK, JOEL D

***** RETURN TO *****

BRYANT, JAMES
107 E MAIN STREET
MILLHEIM PA 16854

County Fee 18.00
State Writ 10.50
Affordable Housing 11.50

DEED - NONTAXABLE 40.00

Commonwealth of Pennsylvania)
)
County of Centre)

Recorded on Apr 01, 2003

By: Joseph L. Davidson
RECORDER OF DEEDS
CENTRE COUNTY

This sheet includes required recording and tax information and is part of the
official record. DO NOT DETACH

RECORD BOOK BK 1498 PG 0804
RECORDED ON THE INDICATED
DATE & TIME IN THE ABOVE BOOK & PAGE
LIST #

3-4
40
Pryor



000002

2003 APR 01 A 8:46

Deed - Warranty

Joseph L. Davidson
CENTRE COUNTY RECORDER OF DEEDS

THIS DEED,

MADE the 28th day of March, in the year two thousand and three (2003)

BETWEEN **SAMUEL E. YODER** and **ANNA E. YODER**, husband and wife, of Haines Township, Centre County, Pennsylvania, GRANTORS, parties of the first part,

A N D

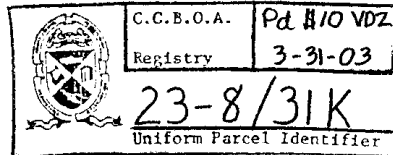
JOEL D. ZOOK and **DOROTHY A. ZOOK**, husband and wife, as tenants by the entireties, of Haines Township, Centre County, Pennsylvania, GRANTEES, parties of the second part

WITNESSETH, that in consideration of TWENTY-SEVEN THOUSAND ONE HUNDRED THIRTY-TWO DOLLARS and THIRTY CENTS (\$27,132.30) in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, their heirs, executors and assigns

ALL that certain messuage, tenement and tract of land, situate, lying and being in Haines Township, Centre county, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a 5/8 inch rebar on the northern right-of-way line of Middle Road (T-517), also being a 33 foot right-of-way; thence along N/F Samuel E. and Anna E. Yoder, Lot 7RR, the following five (5) courses:
(1) North 00° 09' 41" East, for a distance of 169.74 feet to a 5/8 inch rebar

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set; (2) North 57° 21' 05" East, for a distance of 530.61 feet, (3) North 22° 42' 33" West, for a distance of 100.00 feet; (4) North 57° 21' 31" East, for a distance of 980.94 feet to a 5/8 inch rebar; (5) North 15° 09' 29" East, for a 400.03 feet to a 5/8 inch rebar; thence along N/F J. Donald and Dorcas W. Herr South 86° 13' 02" East, for a distance of 130.00 feet to a stone; thence along N/F J. Eugene L. Warnitz, et. al. and N/F Samuel E. and Anna E. Yoder, Lot 7RR, South 15° 09' 29" West, and crossing over a fence post at 907.04 feet, for a total distance of 1,017.78 feet to a 5/8 inch rebar; thence continuing along N/F Samuel E. and Anna E. Yoder, Lot 7RR, the next following four (4) courses: (1) South 81° 03' 40" West, for a distance of 736.84 feet to a 5/8 inch rebar; (2) North 17° 28' 47" West, for a distance of 49.16 feet to a 5/8 inch rebar; (3) South 57° 21' 05" West, for a distance of 486.69 feet to a 5/8 inch rebar; (4) South 00° 09' 41" West, for a distance 150.74 feet to a 5/8 inch rebar on the north side of Middle Road (T-517), a 33 foot right-of-way; thence a curve to the left with a radius of 211.50 feet, an arc length of 50.80 and a chord of North 80° 27' 39" West, for a distance of 50.68 feet to the point of beginning.

Containing 10.049 acres and being more fully depicted as Lot 10 on a survey plan entitled "Final Plan - Samuel E. & Anna E. Yoder Subdivision (Replot of Lot 7R into Lots 7RR, 9 & 10) and Lot Addition and Replot to Lands of Charles E. Whitehill, David M. & Lydia M. Yoder and Daniel & Barbara Hostetler (Replot of Lots 2, 6, & 8 into Lots 2R, 6R, & 8R)", as prepared by Dana R. Boob Surveying & Engineering, dated October 24, 2002, and recorded in Centre County Plat Book 68, Page 39.

BEING known as Centre County Uniform Parcel Identifier tax Parcel Number 23-8/31K.

BEING a portion of a larger tract which became vested in Samuel E. Yoder and Anna E. Yoder by deed of James S. & Edith B. Whitehill, his wife, by deed dated April 29, 1998, and recorded in Centre County Record Book 996, Page 1021.

UNDER AND SUBJECT to all easements, covenants, restrictions and right-of-ways of record and on the ground.

IT IS HEREBY CERTIFIED THIS IS A TRANSFER BETWEEN PARENTS TO DAUGHTER AND SON-IN-LAW.

And the said Grantors will specially **WARRANT AND FOREVER DEFEND** the property hereby conveyed.

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals, the day and year first above-written.

Sealed and delivered in the presence of

Samuel E Yoder (Seal)
Samuel E. Yoder

Anna E Yoder (Seal)
Anna E. Yoder

CERTIFICATE OF RESIDENCE

I hereby certify, that the precise residence of the Grantee/s herein is as follows:

187 Middle Road
Aaronsburg, PA 16820

[Signature]
Attorney or Agent for Grantee

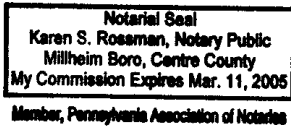
COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CENTRE :

On this, the 28th day of March, 2003, before me, a notary public, the undersigned officer, personally appeared Samuel E. Yoder and Anna E. Yoder, 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.

My Commission expires:

Karen S. Roseman



JAMES N. BRYANT, ESQ.
BRYANT & ASSOCIATES, P.C.
107 EAST MAIN STREET
MILLHEIM, PA 16854

WP 7.0 Deeds/Mortgages #40
a: Revised Yoder Samuel E & Anna E Lot 10
To Zook Joel D. & Dorothy A. Haines Twp