

PARCEL NUMBER ONE:

ALL that certain piece, parcel, and lot of land situate in the Township of Wolf, County of Lycoming, and commonwealth of Pennsylvania, being Parcel Number 2, according to a survey by Daniel A. Vassallo, P.L.S., entitled "Subdivision on Land of Roberta A. DeWire, Linda A. Newhart, and Robert A. Armstrong" , dated May 8, 1996 and recorded on July 3, 1996 in Lycoming County Record Book 2637, page 96 and Map Book 54, page 79 bounded and described as follows:

BEGINNING at an iron pin at the intersection of the Northeastern corner of the Residual Tax Parcel No. 59-374-143H the Southeastern corner of Parcel No. 1 of this subdivision and the Southwestern corner of land of Roberta A. DeWire, Linda A. Newhart, and Robert A. Armstrong said beginning point being referenced from a P.K. Nall at the intersection of the center of Township Road No. 380 leading in a Northerly direction to PA State Highway Route No. 380 the Southwestern corner of said Parcel No. 1 of this subdivision and the Northwestern corner of the aforesaid Residual Tax Parcel No. 59-374-143H by the two (2) following courses and distances:

First: North fifty-seven (57) degrees thirty-five (35) minutes East, passing through an iron pin on the Eastern right-of-way line of said Township Road No. 380 a distance of sixty-seven and eighty-seven hundredths (67.87) feet to an iron pin.

Second: North forty-two (42) degrees fifty (50) minutes East one hundred thirty-nine and sixty-five hundredths (139.65) feet to the place of beginning.

Thence from the said place of beginning and along the lines of land of the aforesaid Roberta A. DeWire, Linda A. Newhart, and Robert A. Armstrong by the three (3) following courses and distances:

First: North forty-two (42) degrees fifty (50) minutes East two hundred sixty-six and seventeen hundredths (266.17) feet to an iron pin.

Second: South forty-three (43) degrees twenty-eight (28) minutes East four hundred twenty-two and fifty-three hundredths (422.53) feet to an iron pin.

Third: South seven (07) degrees two (02) minutes East passing through and iron pin being fifteen (15.0) feet North of the center of a creek a distance of two hundred eighty-five and eighty five hundredths (285.85) feet to a point in the center of said creek.

Thence down along the center of said creek (also the lines of land of said Roberta A. DeWire, Linda A. Newhart and Robert A. Armstrong) by the five (5) following courses and distances:

First: South forty-six (46) degrees thirty-four (34) minutes West twenty-eight (28.00) feet to a point.

Second: South forty-three (43) degrees forty-nine (49) minutes West one hundred twenty-one (121) feet to a point.

Third: South thirty-four (34) degrees forty-four (44) minutes West one hundred five (105.00) feet to a point.

Fourth: South twenty-five (25) degrees forty-four (44) minutes West eighty-nine (89.00) feet to a point.

Fifth: South six (06) degrees fifty-four (54) minutes West fifty-six and four hundredths (56.04) feet to a point at the intersection of the center of said creek the Western line of land of said Roberta A. DeWire, Linda A. Newhart, and Robert A. Armstrong and the Eastern line of land now or formerly of Gary S. Hagan and Ronald Cranmer.

Thence along the lines of land now or formerly of said Gary S. Hagan and Ronald Cranmer by the two (2) following courses and distances:

First: North twenty (20) degrees forty-five (45) minutes West, passing through an iron pin being forty (40.0) feet North of the center of said creek a distance of three hundred eighty-four and twenty-five hundredths (384.25) feet to an existing iron pipe.

Second: South sixty-nine (69) degrees fifteen (15) minutes West passing through an iron pin on the Eastern right-of-way line of the aforesaid Township Road No. 380 a distance of two hundred and fifteen (215.00) feet to a P.K. Nall at the intersection of the Northwestern corner of land now or formerly of said Gary S. Hagan and Ronald Cranmer and the center of said Township Road No. 380.

Thence along the center of said Township Road No. 380 North twenty (20) degrees twenty-five (25) minutes West eighty-five and fifty-six hundredths (85.56) feet to a point at the intersection of the center of said Township Road No. 380 and the Southwestern corner of the aforesaid Residual Tax Parcel No. 59-374-143H.

Thence along the lines of said Residual Tax Parcel No. 59-374-143H by the five (5) following courses and distances:

First: North seventy-one (71) degrees twenty-one (21) minutes East four hundred fifty and thirty hundredths (450.30) feet to a point.

Second: North thirty-one (31) degrees twelve (12) minutes West one hundred nineteen and ten hundredths (119.10) feet to a point.

Third: north fifty-five (55) degrees fifty-four (54) minutes West two hundred thirty (230.00) feet to a point.

Fourth: South forty-eight (48) degrees nine (09) minutes West eighty-one and twenty hundredths (81.20) feet to a point.

Fifth: North forty-eight (48) degrees two (02) minutes West fifty-nine and fifty-nine hundredths (59.59) feet to the place of beginning.

CONTAINING 4.464 acres.

BEING a part of the same premises conveyed unto Roberta A. DeWire, Linda A. Newhart, and Robert A. Armstrong by Corrective Deed of James E. DeWire, Roberta A. DeWire, Linda A. Newhart, Executors of the Last Will and Testament of Rozalla B. Armstrong, dated and recorded on June 20<sup>th</sup>, 1996, in Lycoming County Record Book 2628, page 332.

PARCEL NUMBER TWO:

ALL that certain piece, parcel, and lot of land situate in the Township of Wolf, County of Lycoming, and Commonwealth of Pennsylvania, being the Residual of Tax Parcel Number 59-374-143H, according to a survey by Daniel A. Vassallo, P/.L.S., entitled "Subdivision on Land of Roberta A. DeWire, Linda A. Newhart, and Robert A. Armstrong", dated May 8, 1996 and recorded on July 3, 1996 in Lycoming County Record Book 2637, Page 96 and Map Book 54, Page 79 bounded and described as follows:

BEGINNING at a P.K. Nall, at the intersection of the center of Township Road No. 380 leading in a Northerly direction to PA State Highway Route No. 405 and the Southwestern corner of Parcel No 1 of this subdivision, said beginning point being South twenty (20) degrees twenty-five (25) minutes East seventy-five and fifty hundredths (75.50) feet from a P.K. Nall at the intersection of the center of said Township Road No. 380 and Southwestern corner of land now or formerly of Harry E. & Carol J. George.

Thence from the said place of beginning and along the lines of said Parcel No. 1 of the subdivision by the two (2) following courses and distances:

First: North fifty-seven (57) degrees thirty-five(35) minutes East passing through an iron pin on the Eastern right-of-way line of said Township Road No. 380 a distance of sixty-seven and eighty-seven hundredths (67.87) feet to an iron pin.

Second: North forty-two (42) degrees fifty (50) minutes East one hundred thirty-nine and sixty-five hundredths (139.65) feet to an iron pin at the intersection of the Southwestern corner of said Parcel No. 1 of this subdivision the Southwestern corner of other land of Roberta A. DeWire, Linda A. Newhart and Robert A. Armstrong and the Northwestern corner of APrcl No. 2 of this subdivision.

Thence along the lines of said Parcel No. 2 of this subdivision by the five (5) following courses and distances:

First: South forty-eight (48) degrees two (02) minutes East fifty-nine and fifty-nine hundredths (59.59) feet to a point.

Second: North forty-eight (48) degrees nine (09) minutes East eighty-nine and twenty hundredths (81.20) feet to a point.

Third: South fifty-five (55) degrees fifty-four (54) minutes East two hundred thirty (230.00) feet to a point.

Fourth: South thirty-one (31) degrees twelve (12) minutes East one hundred nineteen and ten hundredths (119.10) feet to a point.

Fifth: South seventy-one (71) degrees twenty-one (21) minutes West four hundred fifty and thirty hundredths (450.30) feet to a point at the intersection of the Northwestern corner of said Parcel No. 2 of this subdivision and the center of the aforesaid Township Road No. 380.

Thence along the center of said Township Road No. 380 North twenty (20) degrees twenty-five (25) minutes West two hundred thirty-six and fifty-six hundredths (236.56) feet to the place of beginning.

CONTAINING 2.537 acres.

BEING a part of the same premises conveyed unto Roberta A. DeWire, Linda A. Newhart and Robert A. Armstrong by Deed of James E. DeWire, Roberta A. DeWire, Linda A. Newhart, Executors of the Last Will and Testament of Rozalla B. Armstrong, dated and recorded on June 13, 1996, in Lycoming County Record Book 2627 page 47.

James E. DeWire joins in this conveyance to release any interest he may have in the above described parcels by reason of his marriage to Roberta A. DeWire.

THE ABOVE TWO PARCELS SHALL BE TREATED AS ONE FOR ALL FUTURE REAL ESTATE TAXING AND SUBDIVISION PURPOSES.

AND the said grantors will SPECIALLY WARRANT the property hereby conveyed.