

WARRANTY DEED

PARCEL NUMBER TD-57-3-2-3  
BK 021 PG 0936

15.50  
The Commonwealth of  
Pennsylvania, Pa. 17701

01358

# This Deed,

MADE the 28th day of September

in the year nineteen hundred and ninety-four (1994).

BETWEEN TORRENCE G. CHESTNUT and DOROTHY L. CHESTNUT, husband and wife, of 1491 Egle Road, Harrisburg, Pennsylvania, GRANTORS;

SUZANNE M. JORDAN, of RR 1, Shady Valley, Sullivan County, Pennsylvania,  
GRANTEE:

WITNESSETH That in consideration of TWENTY-THREE THOUSAND (\$23,000.00) Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant  
and convey to the said grantee, her heirs and assigns

ALL that certain piece, parcel and lot of land situate in the Township of Davidson, County  
of Sullivan, State of Pennsylvania, bounded and described as follows:

BEGINNING at a post in the public road near Mill Pond, thence S. 51° W. 25 perches to  
a post corner in the said highway; thence S. 31° W. 59 perches to a post corner in the said  
highway; thence S. 14° W. 50 perches to a post corner in said highway at line of lands now  
or formerly of Sliger; thence N. 34° W. 8 perches to a birch tree at the Bohman Survey  
of lands now or formerly of John McClintock; thence by line of said John McClintock  
N. 15° E. 25 perches to an old fallen beech tree; thence N. 65° W. 25 perches to a post  
corner by lands now or formerly of Lafayette McClintock; thence N. 10° E. 50 perches  
to a hemlock thence N. 45° E. 25 perches to a stone corner; thence N. 13° E. 25 perches  
to a stone corner at lands now or formerly of Robert Taylor, Jr.; thence S. 58° E. 45 perches  
to the place of beginning. Containing .56 acres of land, strict measure, be the same more  
or less.

ALSO all water rights mentioned and contained in a certain deed from Peter Schug and  
wife to Alfred G. Phillips, duly recorded in Sullivan County Deed Book Vol. 17, page 12.

EXCEPTING AND RESERVING from this conveyance all copper ore contained in the lands  
herein described.

ALSO ALL that certain piece, parcel and lot of land situate in the Township of Davidson,  
County of Sullivan, State of Pennsylvania, bounded and described as follows:

BEGINNING at a post corner near and on the westerly side of Sappington Run, then along  
land now or formerly of Ernest A. Fulmer and Caroline Fulmer, his wife, North forty-five  
(45) degrees East thirty (30) rods to a post corner; thence still along said Fulmer lands South  
seventy-five (75) degrees East seventeen (17) rods to a post on line of George Phillips' lands;  
thence along the line of said Phillips' land South twenty-eight (28) degrees thirty (30)  
minutes West Fifty-six (56) rods to a post corner on line of lands now or formerly of Sarah  
Ann Morteller; thence along land of said Morteller North fifty-four (54) degrees fifteen  
(15) minutes West fifty-six and six-tenths (56.6) rods to a post corner; thence along lands  
now or formerly of the said Ernest Fulmer and Caroline Fulmer North Forty-one (41) degrees  
fifteen (15) minutes East, forty-four and two-tenths (44.2) rods to the place of beginning.  
Containing 15.83 acres, strict measure, be the same more or less.

34 Acres

JK 021 P60937

ALSO ALL that certain tract, piece, or parcel of land situated, lying and being in the Township of Davidson, County of Sullivan and State of Pennsylvania, bounded and described as follows:

BEGINNING at a spot in Public Road leading from Muny Valley to Unityville, Penns; thence along the center of said road South forty and one-fourth (41 $\frac{1}{4}$ ) degrees West thirty-nine and five-tenths (39-5/10) rods to a corner in said center of road; thence still in center of said road South ten (10) degrees West thirty-eight (38) rods to a corner in said road; thence South thirty-five (35) degrees West fifty-eight and three-tenths (58-3/10) rods to a post; it being a corner between lands of William Bay and M.J. Phillips; thence along land of the said M.J. Phillips South twenty-six (26) degrees West seventy-two and three-tenths (72-3/10) rods to a post at a corner of Mrs. Mortaller's; thence along the Mortaller lot and land of Elmer Crowley North fifty-seven and three-fourths (57-3/4) degrees West one hundred sixty-five (165) rods to stones at the line of C.H. Stroup; thence along land of the said C.H. Stroup North thirty-six (36) degrees East one hundred eighty-seven (187) rods to a post; thence along land of said C.H. Stroup and William Bay, South fifty-four and three-fourths (54-3/4) degrees East one hundred forty-four (144) rods to the place of beginning. Containing one hundred seventy-three and two-tenths (173-2/10) acres of land, by the same more or less.

This description taken from a draft and survey made October 20, 1903, by W.C. Meason, Surveyor. It being a part of a large piece of land surveyed in the Warwicks name of Poly Evans.

EXCEPTING AND RESERVING from the above description and from this conveyance three tracts sold and conveyed by the said Ernest A. Fuhrer deceased, during his lifetime.

1. A tract of twenty-five (25A) acres more or less sold to Albert Myers, by Deed not recorded.
2. Deed: Ernest A. "Fuhrer" and wife to Harry Seculer and Beade Seculer, husband and wife, dated April 13, 1925, recorded April 15, 1930, in Deed Book Vol. 47, at pages 13 and 14, conveying 84.08 acres of land.
3. A tract of fifteen (15) acres of land, by the same more or less, sold by Ernest A. Fuhrer and wife to Herbert Chestnut, by deed not recorded.

BEING A PART of the same premises conveyed unto Terrence O. Chestnut and Dorothy E. Chestnut, his wife, grantees herein, by deed of Terrence O. Chestnut, Executor of the Amos M. Chestnut Estate, and Terrence O. Chestnut, individually and Dorothy E. Chestnut, his wife, dated March 8, 1959, and recorded in Sullivan County Deed Book 71, at page 57.

The above described premises were more accurately described in a survey by L. Wayne LaFever, Register Professional Land Surveyor, dated December 10, 1890, as follows:

PARCEL NUMBER ONE:

BEGINNING at a post in the centerline of S.R. 2001 said point being the Northeast corner of the parcel herein described and being in the western line of land of O. Carlene Shipman; thence along the centerline of S.R. 2001, the fifteen following courses and distances: 1) South 48° 51' 22" West, 64.31 feet; 2) South 55° 56' 52" West, 112.72 feet; 3) South 55° 44' 58" West, 64.07 feet; 4) South 58° 28' 37" West, 72.10 feet; 5) South 42° 19' 23" West, 42.47 feet; 6) South 34° 50' 23" West, 57.51 feet; 7) South 34° 51' 23" West, 485.14 feet; 8) South 23° 08' 47" West, 275.72 feet; 9) South 31° 53' 25" West, 51.72 feet; 10) South 25° 40' 48" West, 73.22 feet; 11) South 21° 38' 00" West, 51.67 feet; 12) South 18° 17' 12" West, 109.01 feet; 13) South 17° 14' 11" West, 181.53 feet; 14) South 16° 55' 52" West, 139.35 feet; 15) South 19° 12' 35" West, 486.56 feet; thence along line of land of John V. Jordan through an existing iron pin to an existing cut mark in stone, North 68° 08' 23" West, 120.25 feet; thence along land of Bearvalley Wilderness Club North 20° 13' 26" East, 478.45 feet to an iron pin and North 34° 54' 55" West, 228.71 feet to an iron pin; thence along land of American Legion Nelson Annex Post 691 Honor Association, North 15° 55' 05" East, 825 feet to an iron pin; thence along Parcel #2 described below, other land of Terrence O. and Dorothy E. Chestnut, North 30° 02' 05" East, 412.50 feet to an iron pin, and North 22° 19' 43" East, 567.63 feet to an iron pin; thence along land of O. Carlene Shipman South 54° 14' 15" East, 797 feet to the point and place of beginning. Containing 28.454 acres.

BK 024PS0938

PARCEL NUMBER TWO:

BEGINNING at an iron pin said pin being the Northwestern corner of parcel number one, described above, other land now of Terrence O. and Dorothy R. Chestnut, said point being being in the western line of land of O. Carlene Shipman; Thence along other land of Terrence O. and Dorothy R. Chestnut (Parcel Number One) South  $33^{\circ} 13' 43''$  West, 987.62 feet to an iron pin and South  $54^{\circ} 05' 05''$  West, 422.50 feet to an iron pin; Thence along line of land of American Legion Nelson Arnes Post 441 Home Association, North  $25^{\circ} 05' 00''$  East, 1432.57 feet to the iron pin; Thence along land of O. Carlene Shipman, South  $54^{\circ} 16' 15''$  East, 368.22 feet to an iron pin, the point and place of beginning. Containing 3.028 acres.

