

DEED

THIS DEED made this 27 day of January, 2017, by Gurmeet K. Kalra and Manbir S. Bawa, husband and wife, Blair County, Pennsylvania, as GRANTORS

AND

Jennifer A. Cutshall, Blair County, Pennsylvania, as GRANTEE

ALL that certain piece or parcel of land, with the improvements thereon erected, situate in the Borough of Hollidaysburg, County of Blair and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a set iron pin on the Southerly right-of-way line of Holliday Hills Drive at the common corner of Lot #3 and Lot #4; thence along line of Lot #3, passing through a common party wall, South 14 degrees 26 minutes 53 seconds East a distance of 195.90 feet to a set iron pin; thence along line of land now or formerly of Paul Teachout, South 74 degrees 39 minutes 40 seconds West a distance of 30.09 feet to a set iron pin on line of other land now or formerly of Gretka Real Estate Partnership (residual Lot #5); thence along the same, North 14 degrees 26 minutes 53 seconds West a distance of 196.45 feet to a set iron pin on the Southerly right-of-way line of Holliday Hills Drive; thence along the Southerly right-of-way line of Holliday Hills Drive, North 75 degrees 41 minutes 43 seconds East a distance of 30.08 feet to a set iron pin, the place of beginning.

CONTAINING 5,901.55 square feet and being all of Lot #4 and being described in accordance with the certain Final Subdivision Plan dated April 21, 2011, most recently revised June 8, 2011, the same having been prepared by John E. Young, Registered Professional Surveyor, and approved by the Borough of Hollidaysburg, and recorded to Blair County Instrument No. 201109640, and filed in Blair County Plot Book 62, Page 49.

Being identified as Unit #5 of the Townhouse Buildings - Holliday Hills Drive in said Final Subdivision Plan, and being known as 109 Houndstooth Way, Hollidaysburg, Pennsylvania.

BEING known as Blair County Tax Parcel No. 11.06-15..-007.14-000.

TOGETHER WITH the right of use and enjoyment, in common with the owner or owners of the premises known and numbered as Units #5 through #8 of the Townhouse Buildings - Holliday Hills Drive, of both the common sidewalks and the common roof covering said townhouse; subject, however, to the condition regarding the sharing of costs and expenses for the general maintenance of said common sidewalks and roof as set forth in the Declaration of Protective Covenants and Restrictions recorded to Blair County Instrument No. 201111240.

UNDER AND SUBJECT to the easements, utility lines and building setback lines as set forth in the aforesaid Final Subdivision Plan recorded at Blair County Plot Book 62, Page 49.

ALSO, UNDER AND SUBJECT to the Declaration of Protective Covenants and Restrictions, including the common private easement for ingress and egress, as shown on the said Final Subdivision Plan, the same being recorded to Blair County Instrument No. 201111240.

EXCEPTING AND RESERVING unto Gretka Real Estate Partnership, its successors and assigns, an easement for the installation and perpetual maintenance of utilities and drainage, including but not limited to, water, sewer, telephone, cable, electricity and gas, said easement to extend along such boundary lines of said lot and into said lot along each such boundary line, at such uniform width as more fully appears by reference to the aforesaid Final Subdivision Plan as recorded.

BEING the same premises title to which became vested to Gurmeet K. Kalra and Manbir S. Bawa, husband and wife from deed of Gretka Real Estate Partnership, a Pennsylvania Partnership, dated July 25, 2011 and recorded August 1, 2011 in Instrument Number 201112999 in the office of the Blair County Recorder of Deeds.