

PARCEL NO. 1:

ALL THAT CERTAIN piece or parcel of ground, lying and being situate in the Township of Freedom, County of Blair and Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at an iron pin, said iron pin being located at corner of land now or formerly of Richard Hill and Kimberly Hill; thence by dividing line of Parcel #2, South 65 degrees 49 minutes 57 seconds West, 1,718.30 feet to an iron pin at corner of land now or formerly of William Weyandt and Louise Weyandt; thence along said Weyandt land, North 70 degrees 04 minutes 12 seconds West, 1,237.07 feet to an iron pin located at corner of land now or formerly of John Marr, Jr. and Lucinda Marr; thence by said Marr land, North 61 degrees 35 minutes 32 seconds West, 336.19 feet to an iron pin; thence North 35 degrees 12 minutes 58 seconds West, 247.50 feet to an iron pin; thence North 52 degrees 11 minutes 32 seconds East, 215.68 feet to an iron pin; thence North 36 degrees 48 minutes 25 seconds West, 330.00 feet to an iron pin; thence along land now or formerly of John Marr, Jr. and Lucinda Marr, et al., North 55 degrees 11 minutes 33 seconds East, 973.50 feet to an iron pin at corner of land now or formerly of Bruce E. Ritchey; thence along line of said Ritchey, South 37 degrees 40 minutes 33 seconds East, 205.16 feet to an iron pin; thence along land now or formerly of Bruce E. Ritchey, et al., North 50 degrees 02 minutes 52 seconds East, 947.38 feet to an iron pin set in an oak stump at corner of adjoining other lands now or formerly of Kent Ritchey and Bruce Ritchey and Birdine Ritchey; thence along land of said Kent Ritchey and Bruce Ritchey, South 22 degrees 35 minutes 16 seconds East, 231.99 feet to a point; thence along the same, South 45 degrees 19 minutes 30 seconds East, 313.50 feet to a point; thence along the same, South 63 degrees 19 minutes 30 seconds East, 990.00 feet to a point; thence along the same, South 59 degrees 19 minutes 30 seconds East, 330.00 feet to a point; thence along the same, North 89 degrees 40 minutes 30 seconds East, 115.5 feet to a point on line of land now or formerly of Bruce E. and Birdine Ritchey, and Kent E. Ritchey and land now or formerly of Richard Hill and Kimberly Hill; thence along line of Hill land, South 06 degrees 40 minutes 30 seconds West (erroneously referred to as East on prior deeds of conveyance), 434.64 feet to a point, the place of beginning.

CONTAINING 92.92 acres and identified as Parcel #1 on the Draft of Survey of the Bruce E. & Kent E. Ritchey Property, prepared by David J. Swindell, Registered Professional Land Surveyor, dated September 2, 2000, a true and correct copy of which was recorded on July 27, 2011 at Blair County Instrument No. 201112761.

BEING FURTHER known as a portion of Blair County Tax Parcel No. 09.00-03.-006.01-000.

BEING A PORTION OF THE SAME premises title to which became vested in Birdine S. Ritchey, Trustee or her successors in trust, under the Ritchey Trust, by deed of Aaron C. Ritchey, Lucy A. Ritchey-Weiss and Laurie M. Stephens, Successor Trustees of The Kent Ritchey Living Trust, dated September 10, 2015 and recorded October 23, 2015 at Blair County Instrument No. 201517318.

PARCEL NO. 2:

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Freedom, County of Blair and Commonwealth of Pennsylvania, described as follows:

BEGINNING at a steel stake along State Highway leading from Puzzletown to Newry and known as State Highway Route 07049; thence from said steel stake and along land now or formerly of John Cooney, South 30 degrees East, 435.57 feet to steel stake; thence from said steel stake, along same lands, South 51 degrees West, 82.5 feet to steel stake; thence from said steel stake, along lands now or formerly of Bruce and Kent Ritchey, South 41 degrees East, 214.5 feet to steel stake; thence from said steel stake, along same lands, North 47 degrees East, 92.92 feet to steel stake; thence along land now or formerly of John G. Reilly, North 30 degrees West, 644.96 feet to steel stake located along edge of Route 07049 leading from Puzzletown to Newry; thence from said steel stake, South 52 degrees 13 minutes 20 seconds West, 50.45 feet to steel stake and place of beginning.

CONTAINING 1.04 acres, more or less, according to Draft of a portion of the John G. Reilly Property, prepared by Bernard A. Swindell, Registered Surveyor, dated October 12, 1983, a copy of which was recorded on December 14, 1983 in Blair County Deed Book Volume 1096, at Page 51.

BEING FURTHER known as Blair County Tax Parcel No. 09.00-02.-024.01-000.

Buyer to verify

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informational
only *[Signature]*

ALSO TOGETHER WITH a perpetual easement in common with John G. Reilly, his heirs and assigns, for the free and uninterrupted use of a 14 foot wide portion of property to be used as a drainage ditch through land of said John G. Reilly as indicated on above referenced survey, said center point of the 14 foot wide drainage ditch is located at a point on the Northeast boundary line of above-described 1.04 acre piece of land; the center line starting point of said 14 foot wide drainage ditch is located South 30 degrees East, 228.72 feet from a steel stake located along State Highway Route 07049 leading from Puzzletown to Newry; thence from said starting point in the center of said 14 foot wide drainage ditch, North 25 degrees 28 minutes 51 seconds East, 57.98 feet to a point; thence from said point, North 44 degrees 13 minutes 20 seconds East, 188 feet to point on North edge of roadway; thence from point on North edge of roadway, North 72 degrees 43 minutes 20 seconds East, 100 feet to center of existing drainage ditch.

TOGETHER WITH free ingress, egress and regress to and for the said Grantees, their heirs and assigns, to go upon the premises now or formerly of Bruce E. Ritchey, et ux., for purposes of altering elevations, clearing of obstacles and control of growth by cutting or chemical means, to have privilege of keeping 14 foot wide drainage ditch clear of all buildings, structures or other obstructions; place drainage pipes under existing roadway or future constructed roadways.

TO HAVE AND TO HOLD all and singular privileges aforesaid to the said Grantee, his heirs and assigns, to and for the only proper use and behoof of him, the said Grantee, his heirs and assigns, forever, in common, nevertheless, with the party of the first part, his heirs and assigns forever for said 14 foot wide drainage ditch.

BEING THE SAME premises title to which became vested in The Ritchey Trust, Bruce Edgar Ritchey and Birdine S. Ritchey, his wife, by deed of Bruce E. Ritchey and Birdine S. Ritchey, his wife, dated January 23, 2002 and recorded July 18, 2011 at Blair County Instrument No. 201111935. The said Bruce Edgar Ritchey died on March 10, 2011, thereby vesting title solely in Birdine S. Ritchey as surviving tenant by the entirety.

The grantor herein state that the hereinabove described property is not presently being used for the disposal of hazardous waste nor to the best of her knowledge, information and belief has it ever used for the disposal of hazardous waste. This statement is made in compliance with the Solid Waste Management Act No. 1980-97, Section 405.

Together with all and singular the buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto 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 the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said buildings with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said **Grantor**, for herself and her heirs, successors, executors and administrators and assigns, do, by these presents, covenants, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantor, and her heirs, successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto

Buyer to verify

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