

MARY F. EVANS
Register of Wills - Recorder of Deeds
Clerk of Orphans' Court Division
Court of Common Pleas of Susquehanna County
PO BOX 218
MONTROSE, PA 18801-0218

(570) 278-4600



SUSQUEHANNA COUNTY COURT HOUSE
MONTROSE, PENNSYLVANIA

Instrument Number - 200802844
Recorded On 3/10/2008 At 1:29:27 PM

* Total Pages - 9

* Instrument Type - DEED
Invoice Number - 48417
* Grantor - REILLY, AGNES M
* Grantee - REILLY, THOMAS J
* Customer - THOMAS J REILLY

* FEES

STATE WRIT TAX	\$0.50
STATE JCS/ACCESS TO JUSTICE	\$10.00
RECORDING FEES - RECORDER OF DEEDS	\$22.00
AFFORDABLE HOUSING	\$13.00
COUNTY IMPROVEMENT FEE	\$2.00
RECORDER IMPROVEMENT FEE	\$3.00
SUSQUEHANNA COMMUNITY	\$0.00
SCHOOL REALTY TAX	
OAKLAND TOWNSHIP	\$0.00
TOTAL PAID	\$50.50

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
THOMAS J REILLY
606 SUSQUEHANNA AVE
WEST PITTSBURGH, PA 15106

I hereby CERTIFY that this document is recorded in the Recorder's Office of Susquehanna County, Pennsylvania.



Mary F. Evans
MARY F. EVANS
RECORDER OF DEEDS

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.



This Deed

made this 29th day of December, 2006,

BETWEEN:

THOMAS J. REILLY, Executor of the Estate of Agnes M. Reilly, Deceased, of the Borough of West Pittston, County of Luzerne, Commonwealth of Pennsylvania,

GRANTOR

- AND -

THOMAS J. REILLY, of the Borough of West Pittston, County of Luzerne, Commonwealth of Pennsylvania, **JOHN J. REILLY,** of the Borough of Camp Hill, County of Cumberland, Commonwealth of Pennsylvania, and **M. THERESA REILLY,** of the Borough of Camp Hill, County of Cumberland, Commonwealth of Pennsylvania,

GRANTEES

WHEREAS, Agnes M. Reilly, Deceased, died testate on the 3rd day of June, 2000; and

WHEREAS, Letters Testamentary on said Decedent's Estate were granted by the Register of Wills of Luzerne County, Pennsylvania, to Thomas J. Reilly, Executor, on March 30, 2001, filed to No. 556 of 2001; and

WHEREAS, said Decedent was seized and possessed of the land more particularly described hereinafter situate, lying, and being in the Township of Oakland, County of Susquehanna, Commonwealth of Pennsylvania; and

NOW THIS INDENTURE WITNESSETH:

That the Grantor, for and in consideration of the sum of **ONE (\$1.00) DOLLAR** lawful money of the United States of America, to the Grantor in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the Grantees, their successors and assigns:

ALL that certain piece, parcel or lot of land situate in the Township of Oakland, County of Susquehanna, Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Ronald B. Matthews, Registered Land Surveyor, in April, 2002, as follows, to wit:

BEGINNING at an iron pin corner, said corner being South 87° 41' 01" East seven hundred thirty-three and eighteen one-hundredths (733.18) feet along the line of stone walls on the

southerly line of lands of John L. Kisslinger and Mary E. Kisslinger, his wife, from the centerline of Towner Road (T818);

THENCE along a fifty foot wide Easement and Right-of-Way conveyed by Joseph Chobot and Dorothy M. Chobot, his wife, to the Estate of Agnes M. Reilly by deed dated October 12, 2001, and recorded on October 16, 2001, in Susquehanna County Deed Book 568 at Page 834, South $01^{\circ} 15' 00''$ West fifty and one one-hundredths (50.01) feet to a corner;

THENCE along lands of Joseph Chobot and Dorothy M. Chobot, his wife, and along lands of Susquehanna Industries, Inc. South $01^{\circ} 15' 00''$ West two thousand four hundred eighty-eight and seventy-six one-hundredths (2,488.76) feet to an iron pin corner;

THENCE along lands of Susquehanna Industries, Inc. and lands of Paul F. Lehr and Ann E. Lehr, his wife, South $88^{\circ} 30' 15''$ East one thousand two hundred twenty-one (1,221.00) feet to an iron pin corner set by John E. Butler, P.L.S. and said corner being an old stone pile;

THENCE continuing along lands of Paul F. Lehr and Ann E. Lehr, his wife, in the line of a stone wall South $01^{\circ} 19' 03''$ West one thousand two hundred twenty-eight and thirty-nine one-hundredths (1,228.39) feet to an iron pin corner set by C.J. Winterberger, P.E.;

THENCE along the northerly line of lands of the Church of Jesus Christ of Latter Day Saints, and along the line of a stone wall South $88^{\circ} 29' 23''$ East two thousand two hundred fifty and sixty one-hundredths (2,250.60) feet to an iron pin corner in the line of a stone wall on the boundary line between lands of the Church of Jesus Christ of Latter Day Saints and lands of Linda Louise Corbin and Thomas A. Corbin, her husband;

THENCE along the westerly line of lands of Linda Louise Corbin and Thomas A. Corbin, her husband, and lands of Walter Wojciekowski and Josephine Wojciekowski, his wife, North $01^{\circ} 45' 00''$ East two thousand nine hundred sixty-eight and thirty-five one-hundredths (2,968.35) feet to an iron pin corner;

THENCE continuing along lands of Walter Wojciekowski and Josephine Wojciekowski, his wife, North $01^{\circ} 15' 00''$ East one thousand four and seventy-seven one-hundredths (1,004.77) feet to an iron pin corner;

THENCE along lands of the Oakridge Sportsmen's Club, Inc., North $85^{\circ} 57' 24''$ West eight hundred sixty-seven and eighty-seven one-hundredths (867.87) feet to an iron pin corner;

THENCE continuing along lands of the Oakridge Sportsmen's Club, Inc., North $01^{\circ} 17' 36''$ East one thousand one hundred sixty-six and fifty-four one-hundredths (1,166.54) feet to an iron pin corner set by Ronald J. Gruzsky, Registered Land Surveyor;

THENCE continuing along lands of the Oakridge Sportsmen's Club, Inc., North $88^{\circ} 42' 24''$ West two hundred eighty and fifty-four one-hundredths (280.54) feet to an iron pin corner;

THENCE along lands of John L. Kisslinger and Mary E. Kisslinger, his wife, South 53° 00' 00" West two thousand two hundred fifty-six and forty one-hundredths (2,256.40) feet to an iron pin corner;

THENCE continuing along lands of John L. Kisslinger and Mary E. Kisslinger, his wife, North 89° 00' 00" West five hundred seventy-seven and fifty one-hundredths (577.50) feet to the place of BEGINNING.

BEING the same premises conveyed to the Grantor herein by Deed dated July 22, 2002, and recorded in Susquehanna County Deed Book 576 at Page 001, et. seq. Agnes M. Reilly died on June 3, 2000. Her estate was probated to No. 556 of 2001 in the Office of the Register of Wills of Luzerne County, and Letters Testamentary were issued to Thomas J. Reilly, Executor under the Will of Agnes M. Reilly.

CONTAINING 309.40 acres of land, be the same, more or less, as surveyed by Ronald B. Matthews, Registered Land Surveyor. See Boundary Survey Map dated April 2002 and attached to Deed recorded in Deed Book 576 at Page 001, et. seq.

TOGETHER with a Grant to John Joseph Reilly as recited in Deed from Frank Boyden and Eva Boyden, his wife, to Morris Crispino and Veronica Crispino, his wife (now the Chobot property) dated June 8, 1955 and recorded in Deed Book 248 at Page 412.

TOGETHER with an easement or right-of-way located in the townships of Oakland Township and Great Bend Township, Susquehanna County, Pennsylvania, described as follows:

BEGINNING at a point for a corner, said point being the most southeasterly corner of lands presently owned by Kisslinger, as set forth in Susquehanna County Deed Book 460 at Page 27;

THENCE in a southerly direction along the property line of the Agnes Reilly Estate a distance of 50 feet to a point for a corner;

THENCE westerly with a line being parallel to the southerly line of said Kisslingers' property 870 feet more or less to the center of Township Road No. 818, formerly Township Road 477 to a point for a corner;

THENCE in a northeasterly direction along the center of said road 71 feet more or less to the southerly property line of the said Kisslinger as referred to in Susquehanna County Deed Book 460 at Page 27.

THENCE easterly along said Kisslingers' line to the point and place of BEGINNING. The location of said easement or right-of-way is set forth on map attached to the Deed recorded in Deed Book 576 at Page 001, et. seq.

SAID easement or right-of-way shall be used in common with the original Grantors, Joseph Chobot and Dorothy M. Chobot, his wife, their heirs and assigns, and the Grantees, their heirs or assigns.

If the original Grantors should request the placement of a gate to be placed at the entrance of the right-of-way, said gate shall be erected at the cost of the Grantees. Said easement or right-of-way passes through lands located in Great Bend Township, Susquehanna County, Pennsylvania, and also lands located in Oakland Township, Susquehanna County, and further crosses lands presently owned by the original Grantors as set forth in Susquehanna County Deed Book 376 at Page 305.

BEING the same easement or right-of-way conveyed to the Grantor herein by Deed of Thomas J. Reilly, Executor of the Estate of Agnes M. Reilly, dated July 22, 2002, and recorded in Susquehanna County Deed Book 576 at Page 001, et. seq.

EXCEPTING AND RESERVING from the above-described premises the following:

ALL that certain piece, parcel or lot of land situate in the Township of Oakland, County of Susquehanna, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner in the division line between lands of the Estate of Agnes M. Reilly and lands of Church of Jesus Christ of Latter Day Saints, said iron pin corner also being the southeasterly corner of the Estate of Agnes M. Reilly;

THENCE along said division line, North $88^{\circ} 29' 23''$ West five hundred forty-seven and sixty-three one-hundredths (547.63) feet to a point;

THENCE leaving said division line and passing through lands of the Estate of Agnes M. Reilly, North $01^{\circ} 45' 00''$ East three thousand nine hundred ninety-six and ninety-six one-hundredths (3,996.96) feet to a point in line of lands of the Oakridge Sportsmen's Club, Inc.;

THENCE along line of lands of the Oakridge Sportsmen's Club, Inc., South $85^{\circ} 57' 24''$ East five hundred thirty-nine and thirty one-hundredths (539.30) feet to an iron pin corner in line of lands of Walter and Joseph Wojciekowski;

THENCE along line of lands of Walter and Josephine Wojciekowski, South $01^{\circ} 15' 00''$ West one thousand four and seventy-seven one-hundredths (1,004.77) feet to an iron pin corner;

THENCE continuing along line of lands of Walter and Josephine Wojciekowski and partly along line of lands of Linda Louise Corbin and Thomas A. Corbin,

South 01° 45' 00" West two thousand nine hundred sixty-eight and thirty-five one-hundredths (2,968.35) feet to the place of Beginning.

CONTAINING fifty (50.00) acres of land, be the same, more or less.

TOGETHER with a fifty (50) foot wide easement for a driveway extending from the centerline of Towner Road, T-818, easterly and through other lands of the Estate of Agnes M. Reilly to the 50 acre parcel.

SAID easement shall be used in common with the Grantor, its heirs, successors and assigns, and others, and the Grantee, its successors or assigns.

BEING the same premises conveyed to Panzitta Stone Company, L.L.C., by Deed dated February 18, 2003, recorded in Susquehanna County Deed Book 580 at Page 1033. A map of said piece, parcel or lot of land, prepared by Ronald B. Matthews, P.L.S., is attached to said Deed.

SUBJECT to the same conditions, covenants, exceptions, reservations, and restrictions as are contained in prior deeds in the chain of title.

THIS IS A CONVEYANCE FROM AN ESTATE TO THE CHILDREN OF THE DECEASED.

TOGETHER with all and singular the buildings, improvement, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; AND ALSO all the estate, right, title, interest, use, possession, property, claim and demand whatsoever of the Grantor, both in law and in equity, of, in and to the premises herein described and every part and parcel thereof with the appurtenances. TO HAVE AND TO HOLD all and singular the premises herein described together with the hereditaments and appurtenances unto the Grantees and to the Grantees' proper use and benefit forever, their heirs and assigns.

AND the said Grantor covenants, promises and agrees to and with the said Grantees, their heirs and assigns, by these Presents, that he the said Thomas J. Reilly, Executor of the Estate of Agnes M. Reilly, deceased, has not done, committed, or knowingly or willingly suffered to be done, committed any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate or otherwise howsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

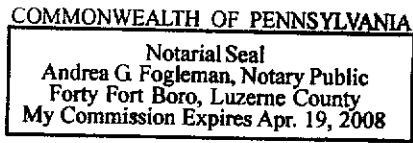
Edna A. Reilly
Witness

Thomas J. Reilly
**THOMAS J. REILLY, Executor of the
Estate of Agnes M. Reilly, Deceased**

Commonwealth of Pennsylvania :
: ss
County of Luzerne :

ON THIS, the 29th day of December, 2006, before me, a Notary Public, the undersigned officer, personally appeared THOMAS J. REILLY, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Andrea G. Fogleman
NOTARY PUBLIC

The precise address of the Grantees herein is:

606 Susquehanna Avenue
West Pittston, PA 18643

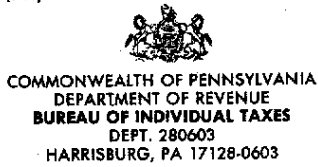
Eileen A. Reilly
EILEEN A. REILLY, ESQUIRE
Attorney for Grantees

Commonwealth of Pennsylvania :
: ss
County of Susquehanna :

Recorded on this _____ day of _____, 2006, in the Recorder's Office
of the said County in Deed Book Volume _____ Page _____.

Given under my hand and the seal of the said Office the date above written.

Recorder



**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	- 0 -
Book Number	Inst 200802844
Page Number	
Date Recorded	3-10-08

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name	THOMAS J. REILLY	Telephone Number:	
Street Address	606 SUSQUEHANNA AVE, WEST PITTSBURGH, PA	Area Code	(570) 655-1742
City	WEST PITTSBURGH, PA	State	PA
Zip Code	18643		

B TRANSFER DATA

Grantor(s)/Lessor(s)	THOMAS J. REILLY, EXECUTOR OF THE ESTATE OF AGNES M. REILLY	Date of Acceptance of Document	DECEMBER 29, 2006
Grantee(s)/Lessee(s)	THOMAS J. REILLY JOHN J. REILLY M. THERESA REILLY	Street Address 1.	606 SUSQUEHANNA AVE
Street Address	606 SUSQUEHANNA AVE.	Street Address 2.	3001 CHESTNUT ST
City	WEST PITTSBURGH, PA	Street Address 3.	4 COUNTRY CLUB PLACE WEST
State	PA	City	WEST PITTSBURGH, PA
Zip Code	18643	State	PA
		Zip Code	18643

C PROPERTY LOCATION

Street Address	SR 171, TOWNER ROAD	City, Township, Borough	OAKLAND TWP.
County	SUSQUEHANNA	School District	SUSQUEHANNA
		Tax Parcel Number	34.00-2,023.00

D VALUATION DATA

1. Actual Cash Consideration	1.00	2. Other Consideration	+ 0.00	3. Total Consideration	= \$ 1.00
4. County Assessed Value	\$ 33,800.00	5. Common Level Ratio Factor	x 2.96	6. Fair Market Value	= 100,048.00

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1.00	1b. Percentage of Interest Conveyed	100
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2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession AGNES M. REILLY (Name of Decedent) 40-556-2001 (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Thomas J. Reilly	Date	3-10-08
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.