

TIOGA COUNTY RECORDER OF DEEDS

Jane E. Wetherbee, Recorder
116 Main Street
Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**


OWLETT & LEWIS
ONE CHARLES STREET
WELLSBORO, PA 16901

Instrument Number - 201103629
Recorded On 4/1/2011 At 2:26:33 PM
* Instrument Type - DEED
* Total Pages - 4
Invoice Number - 177035
* Grantor - BRIGHAM, V BERNARD
* Grantee - BRIGHAM, CAROL M
* Customer - OWLETT & LEWIS

* FEES	
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$23.50
RECORDING FEES	\$15.00
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$44.00

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Jane E. Wetherbee
Jane E. Wetherbee
Recorder of Deeds



THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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



Tax Parcel ID 34-01.00-080
Owlett & Lewis
One Charles Street, Wellsboro, PA 16901

THIS DEED, Made the *30th* day of March, 2011
Between

CAROL M. BRIGHAM as Executor of the Estate of V. BERNARD BRIGHAM a/k/a VINE BERNARD BRIGHAM, of 490 Oakland Park, Columbus, OH 43214; GRANTOR

A

N

D

CAROL M. BRIGHAM, widow, of 490 Oakland Park, Columbus, Oh 43214, GRANTEE,
party of the second part.

WHEREAS, V. Bernard Brigham a/k/a Vine Bernard Brigham died testate on April 18, 1980 and by his Last Will and Testament dated October 31, 1977 did thereby appoint Carol M. Brigham, Executor; and

WHEREAS, on April 25, 1980, Letters Testamentary were granted to Carol M. Brigham, by the Register of Wills of Franklin County, Ohio to Case No. 33-1143 and a PA Non-resident Inheritance Tax Return was filed on or about February 27, 1981 and filed to Pennsylvania file number 99-80-563; and

WHEREAS, by his Last Will and Testament, V. Bernard Brigham a/k/a Vine Bernard Brigham did not specifically devise the hereinafter described premises; and

WHEREAS, Carol M. Brigham executes this Deed in her capacity as Executor of the Estate of V. Bernard Brigham a/k/a Vine Bernard Brigham for the purpose of conveying title of the herein described premises to Carol M. Brigham; and

NOW WITNESSETH, that in consideration of the sum of ONE DOLLAR (\$1.00) in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, her heirs and assigns,

ALL That lot of land situate in Tioga Township, Tioga County, Pennsylvania and described as follows:

Bounded on the Northwest by lands formerly of O.B. Lowell, known as the Wylie lot; on the East by land formerly of said O.B. Lowell, known as the DePue Estate and lands of the R.J. Inscho Estate; on the South by lands now or formerly of Fred Reese and lands formerly of Lewis Daggett, and on the East by the Bear Creek Road.


CONTAINING a hundred three and two-tenths (103.20) acres of land, more or less.

BEING the same lands conveyed by Louise Hughes Brigham, as Executrix of the Estate of Vine B. Hughes, Louise Hughes Brigham, personally and Edwin Brigham, her husband, and Greta Hughes Pockman and William Pockman, her husband, and Rose Francis Hughes to Vine Bernard Brigham by Deed dated June 3, 1959 and recorded November 28, 1959 in Tioga County Deed Book Volume 302 at page 109.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND, THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT, and it is included only for the purpose of complying with Act of Assembly 431. July 17, 1957, P.L. 984, as amended.

NOTICE

In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966", the undersigned Grantee hereby certifies that he knows and understands that he may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the purchased property may be protected from damage due to mine subsidence by a private contract of the economic interest in the coal. We further certify that this certification is in a color contrasting with that in the word "NOTICE" printed in at least twenty-four point type.


Carol M. Brigham

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280803
HARRISBURG, PA 17128-0803

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

RECORDER'S USE ONLY

State Tax Paid 0
Book Number Instrument
Page Number 2011031029
Date Recorded 4/1/2011

See Reverse for Instructions

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 persons:

Name Brian S. Duff, Esq. Telephone Number: 570-723-1451
Street Address One Charles St., P.O. Box 878 City Wellsboro State PA Zip Code 16901

B TRANSFER DATA

Grantor(s)/Lessor(s) Carol M. Brigham, Executor of the Estate of V. Bernard Brigham a/k/a Vine Bernard Brigham Date of Acceptance or Document 10/15/2010
Grantee(s)/Less(s) Carol M. Brigham
Street Address 490 Oakland Park Street Address 490 Oakland Park
City Columbus State OH Zip Code 43214 City Columbus State OH Zip Code 43214

C PROPERTY LOCATION

Street Address _____ City, Township, Borough Tioga Township
County Tioga School District Northern Tioga Tax Parcel Number 34-01.00-080

D VALUATION DATA

1. Actual Cash Consideration \$1.00 2. Other Consideration +\$ 0.00 3. Total Consideration = \$1.00
4. County Assessed Value 108,780 5. Common Level Ratio Factor X 1.36 6. Fair Market Value = 147,940.80

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100% 1b. Percentage of Interest Conveyed 100.00%

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession V. Bernard Brigham 99-80-563
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
- Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, 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 deed (Attach copy of the prior deed).
- Statutory corporate consolidation, merger or division. (Attach copy of articles).
- Other (Please explain exemption claimed, if other than listed above) _____

Under penalties or 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 R. Duff Date 4/1/11

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

And will SPECIALLY WARRANT the property hereby conveyed.

In Witness Whereof, the said Grantor has hereunto set her hand and seal, the day and year first above written.

ESTATE OF V. BERNARD BRIGHAM
a/k/a VINE BERNARD BRIGHAM

By: Carol M. Brigham, Executor
Carol M. Brigham, Executor

STATE OF Ohio)
) : SS
COUNTY OF Franklin)

On this, the 30th day of March, 2011, before me, the undersigned Officer, personally appeared CAROL M. BRIGHAM, Executor of the Estate of V. BERNARD BRIGHAM a/k/a VINE BERNARD BRIGHAM, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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



VERONICA LOPEZ
Notary Public, State of Ohio
My Commission Expires 07-13-2011

Veronica Lopez
Notary Public
My Commission Expires: 7/13/11

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the Grantee named herein is as follows:

490 Oakland Park, Columbus, OH 43214

Attorney/Agent for Grantee
Attorney/Agent for Grantee