

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 - 200607903
Recorded On 7/25/2006 At 10:26:52 AM

* Instrument Type - DEED

* Total Pages - 5

Invoice Number - 103424

* Grantor - CUMMINGS, MILDRED E

* Grantee - JELLIFF, EDGAR R

* Customer - OWLETT & LEWIS

*** FEES**

STATE TRANSFER TAX	\$110.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
RECORDING FEES	\$13.00
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
NORTHERN TIOGA SCHOOL	\$55.00
REALTY TAX	
TIOGA TOWNSHIP	\$55.00
TOTAL	\$248.50

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.



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Owlett & Lewis, P.C.
One Charles Street
Wellsboro, PA 16901
afh

THIS DEED

MADE this 24th day of July in the year two thousand six (2006);

BETWEEN MILDRED E. CUMMINGS, married, of RR#1, Box 161, Tioga, PA, 16946, GRANTOR, party of the first part;

A

N

D

EDGAR R. JELLIFF and KELLY M. JELLIFF, his wife, of RR 1, Box 161C, Tioga, PA, 16946 GRANTEES, parties of the second part;

WITNESSETH. That in consideration of ELEVEN THOUSAND DOLLARS AND 00/100THS (\$11,000.00) in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, as Tenants by the Entireties, their heirs and assigns,

ALL that certain piece or parcel of land situate in Tioga Township, Tioga County, Pennsylvania, described as follows according to a survey conducted by Duane E. Wetmore, P.L.S., dated October, 2005 and Revised February 17, 2006, Map Number 146-05F1 and recorded in Tioga County Register and Recorder's Office as Map File Number _____:

BEGINNING at a point in the centerline of T-697, said point being the southeast corner of lands now or formerly of Mildred E. Cummings and the Southwest corner of the lot herein described;

THENCE along the eastern boundary line of lands now or formerly of Mildred E. Cummings, North 18° 25' 07" East a distance of 992.48 feet to an angle point; thence continuing along the eastern boundary line of lands now or formerly of Mildred E. Cummings, North 11° 27' 11" West a distance of 546.47 feet to a point, said point being the Northeast corner of lands now or formerly of Mildred E. Cummings, the Southwest corner of other lands of the Grantee herein, and the Northwest corner of the lot herein described;

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THENCE along the Southern boundary line of other lands of the Grantee herein, North 81° 21' 08" East a distance of 944.76 feet to a point, said point being along the western boundary line of lands now or formerly of Theodore Hughes, the Southeast corner of other lands of the Grantee herein, and the Northeast corner of the lot herein described;

THENCE along lands now or formerly of Theodore Hughes, South 10° 19' 30" West a distance of 790.65 feet to a point along the northern boundary line of lands now or formerly of Linda Jean Stager; thence along lands now or formerly of Linda Jean Stager, the following three (3) courses and distances:

North 72° 24' 37" West a distance of 338.84 feet to a found iron pipe;

South 13° 18' 44" West a distance of 125.00 feet to a point;

North 70° 12' 44" West a distance of 302.84 feet to a found iron pipe; thence, continuing along lands now or formerly of Linda Jean Stager and along lands now or formerly of Joel Sanders, South 18° 25' 07" West a distance of 1009.72 feet to a point in the centerline of T-697 (passing through an iron pin found 30.00 feet from said centerline); thence along the centerline of T-697, North 51° 20' 22" West a distance of 53.29 feet to a point, the point and place of beginning.

CONTAINING 13.41 acres as per the above referenced survey.

BEING a portion of the same premises conveyed by Lisa M. Sterling to Mildred E. Cummings by Deed dated January 4, 2005 and recorded January 11, 2005 in Tioga County Record Book 760 at Page 2912.

SUBJECT TO and TOGETHER WITH the right to use in common with others the existing 50' right of way extending from the centerline of T-697 and shown on the above referenced survey.

EXCEPTING AND RESERVING unto the Grantor the right to use in common with Grantee and others the existing 50' right of way extending from the centerline of T-697 and shown on the above described survey.

As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of lot addition use. No portion of this property/subdivision has been approved by Tioga Township (Municipality) or the Department of Environmental Protection for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and the DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of Tioga Township (municipality), which is

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charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

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