

WARRANTY DEED

RECORDED

This Deed,

2001 JAN 22 A 10:42

James E. Whitehead  
RECORDER OF DEEDS  
TIOGA COUNTY

MADE, the 20<sup>th</sup> day of January

in the year Two Thousand One (2001)

**BETWEEN CARL F. HUGHES and ELLEN B. HUGHES, his wife, of Tioga, PA AND  
DALE H. HUGHES and GAIL L. HUGHES, his wife, GRANTORS**

AND

**CARL F. HUGHES and ELLEN B. HUGHES, his wife, as tenants by the entirety, of Tioga,  
PA 16946 GRANTEES**

WITNESSETH, That in consideration of ONE AND NO/100 (\$1.00) Dollar, in hand paid,  
the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey  
to the said grantees , their heirs and assigns, **AN UNDIVIDED TWO-THIRDS (2/3RDS)  
INTEREST IN**

ALL that lot or parcel of land situate in the **TOWNSHIP OF TIOGA**, Tioga County,  
Pennsylvania, described as follows:

**LOT NO. 1: BEGINNING** at the Northern Terminal of Township Road T-684 as  
presently laid out and at the northeast corner of land of Monroe D. Vanderhoof; thence  
North 70° West a distance of 100 rods along the north line of the Vanderhoof land and the  
north line of premises of Theodore Hughes and Carol H. Matis to a point in the east  
boundary line of premises owned by Dale W. Miller; thence North 20° East along the east  
line of the Miller premises and the east line of premises of Larry W. Van Druff, a distance of  
80 rods to a point now or formerly marked by a stake at the northwest corner of this parcel

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of land and the southwest corner of Lot No. 2 hereinafter described; thence South 70° East along the south line of Lot No. 2 a distance of 101 rods to a point in the west line of premises owned by John Albrecht; thence South 13° East a distance of 17.16 rods to the south corner of premises of said Albrecht; thence South 22° East 52 rods to a point in the west line of premises of Jack S. Taylor; thence South 52° West 15½ rods along the property line of the premises of said Taylor to the point and place of beginning.

CONTAINING an area of 54.17 acres, more or less.

**LOT NO. 2: BEGINNING** at the Northeast corner of Lot No. 1 above described, said corner being in the west property line of the premises of John Albrecht, and said point is the southwest corner of Lot No. 2; thence along the north line of Lot No. 1, North 70° West 101 rods and to the northwest corner of Lot No. 1 and the Southwest corner of Lot No.2; thence North 42½° West along the property line of premises of Larry W. Van Druff 52.6 rods to a point in the property line of George W. Albrecht; thence North 47½° East 77.6 rods along the premises of said Albrecht to a point being the northeast corner of Lot No. 2; thence South 42½° East 87.6 rods to a point in the property line of John Albrecht South h 13° East 62.84 rods to the point and place of beginning.

CONTAINING an area of 49.9 acres of land, more or less.

Together with the right of way from said lot of land along the west and south line of the former Stephen Andrus land now owned or occupied by John Albrecht to the Bear Creek Road as set forth in a contract between Stephen Andrus and Joel Andrus.

BEING part of the same property conveyed by Emily Geraldine McKinney to Carl F. Hughes, Dale Hughes, and Bruce Hughes by deed dated September 27, 1986 and recorded October 2, 1986 in Tioga County Record Book 451 at page 1021.

**The purpose of this deed is to convey to the Grantees the one-third interest held by Dale Hughes and to create in the grantees a tenancy by the entireties ownership of the entire 2/3rds interest now held by Carl F. Hughes and Ellen B. Hughes, his wife.**

**This is a transfer between brothers and sisters-in-law, therefore is exempt from liability for payment of Pennsylvania Realty Transfer Taxes.**

JANE WETHERBEE  
REGISTER AND RECORDER  
WELLSBORO, PA  
Pennsylvania

INSTRUMENT NUMBER  
200100570

RECORDED ON  
Jan 22, 2001  
10:40:03 AM

|                           |         |
|---------------------------|---------|
| RECORDING FEES            | \$16.50 |
| COUNTY IMPROVEMENT FUND   | \$1.00  |
| RECORDER IMPROVEMENT FUND | \$1.00  |
| STATE WRIT TAX            | \$0.50  |
| TOTAL                     | \$19.00 |

CUSTOMER  
CARL F. HUGHES

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AND the said grantors will Specially WARRANT AND FOREVER DEFEND the property hereby conveyed.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals, the day and year first above-written.

Sealed and delivered in the presence of

\_\_\_\_\_ : Carl F Hughes (SEAL)

Carl F. Hughes

\_\_\_\_\_ : Ellen B Hughes (SEAL)

Ellen B. Hughes

\_\_\_\_\_ : Dale H Hughes (SEAL)

Dale H. Hughes

\_\_\_\_\_ : Gail L Hughes (SEAL)

Gail L. Hughes

#### CERTIFICATE OF RESIDENCE

I hereby certify, that the precise residence of the grantees herein is as follows:

R.R.#1 Box  
Tioga, PA 16946

Joanne L. Buck  
Attorney or Agent for Grantee

Commonwealth of Pennsylvania :

SS: 115-34-8013

County of Tioga :

On this, the 30 day of January 2001, before me a notary public, the undersigned officer, personally appeared Carl F. Hughes and Ellen B. Hughes, his wife, and Dale H. Hughes and Gail L. Hughes, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

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



Joanne L. Buck  
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Commonwealth of Pennsylvania :  
County of Tioga: ss: 115-348013

On this, the 20<sup>th</sup> Day of January, 2001, before me a notary public, the undersigned officer, personally appeared Dale H. Hughes and Gail L. Hughes, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

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

*Joanne L. Buck*  
Notarial Seal  
Joanne L. Buck, Notary Public  
Tioga Twp., Tioga County  
My Commission Expires April 04, 2003  
My commission expires

✓ Carl F. Hughes  
RR1, Box 41  
Tioga, PA 16946

Commonwealth of Pennsylvania  
County of Tioga : SS:

RECORDED in the Office for Recording of Deeds, etc., in and for said County, in Deed Book

No. 741 , Page 3103

WITNESS my Hand and Official Seal this 22<sup>nd</sup> day of January, 2001

*Jane E. Wetherbee*  
Recorder of Deeds *Jm*

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15.50  
1.00 6 name  
2.00 5 page  
.50 2 lot