

-----Above space for recording-----

Deed

THIS DEED, made the _____ day of _____, in the year two thousand twenty-two (2022).

BETWEEN:

HENRY J. SOKOLOWSKI of Montgomery County, Pennsylvania, **and JEAN E. SOKOLOWSKI** of Centre County, Pennsylvania, husband and wife, as parties of the first part and hereinafter referred to as **GRANTORS**,

- A N D -

STEPHEN SOKOLOWSKI, of State College, Centre County, Pennsylvania, party of the second part and hereinafter referred to as **GRANTEE**,

WITNESSETH, that in consideration of the sum of **ONE and 00/100 (\$1.00) DOLLAR**, in hand paid, the receipt of which is hereby acknowledged, the said Grantors, without warranty do hereby release and quitclaim unto the said Grantee:

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Upper Moreland, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of "Shoemaker Village" Phase I, prepared by Boucher and James, Inc., Engineers, dated March 23, 1972, and last revised October 12, 1982 and recorded in Plan Book A-44, page 319 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Butternut Drive (fifty-six [56] feet wide), which point is measured along the arc of a circle curving to the right having a radius of twenty (20.00) feet the arc distance of thirty-one and forty-two hundredths (31.42) feet from to a point of curve on the Northeasterly side of Pioneer Road (fifty [50] feet wide); thence from said point of beginning extending along the said Southwesterly, southerly and Southwesterly side of Butternut Drive the three following courses and distances, viz: (1) North seventy-six (76) degrees, thirty-six (36) minutes, zero (00) seconds East, fifty-five (55.00) feet; (2) along the arc of a circle curving to the right having a radius of one hundred twenty-five (125.00) feet the arc distance of one hundred and thirty-six hundredths (100.36) feet to a point; (3) South fifty-seven (57) degrees, twenty-four (24) minutes, zero (00) seconds East, twenty-five and thirty-five hundredths (25.35) feet to a point, a corner of Lot No. 2 on said Plan; thence extending along the same, South thirty-two (32) degrees, thirty-six (36) minutes, zero (00) seconds West, crossing a ten (10) feet wide existing Sun Pipe Line Easement, one hundred sixty-one and fifty-eight hundredths (161.58) feet to a point in line of land now or late of Gunnar and Inga Rorvik; thence extending along the same North fifty-seven (57) degrees, twenty-four (24) minutes, zero (00) seconds West, ninety-five and forty-three hundredths (95.43) feet to a point on the Northeasterly side of Pioneer Road, aforesaid; thence extending along the same, North thirteen (13) degrees, twenty-four (24) minutes, zero (00) seconds West, recrossing said Sun Pipe Line Easement, eighty (80) feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of twenty (20) feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on the above-mentioned Plan.

BEING the same premises that Edward Carmello and Kathryn M. Carmello, by Deed dated January 29, 1987, and recorded January 30, 1987 in and for Montgomery County, Pennsylvania, at Deed Book 4828, page 443, granted and conveyed to Henry J. Sokolowski and Jean E. Sokolowski, Grantors herein.

BEING known as Montgomery County tax parcel number 59-00-01802-00-2.

UNDER AND SUBJECT, NEVERTHELESS, to all existing easements, conditions, restrictions, and covenants of record.

TOGETHER with all and singular the buildings and improvements, if any, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the said granted premises belonging, or in any wise appertaining and the reversions and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, property, claim and demand whatsoever of it, the grantors, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the buildings and improvements thereon erected, if any, hereditaments and premises hereby granted, or mentioned and intended so to be, with appurtenances, unto the grantee, his heirs and assigns, to and for the only proper use and behoof of the grantee, his heirs and assigns forever.

IT IS HEREBY CERTIFIED THAT THIS IS A TRANSFER FROM HUSBAND AND WIFE TO SON AND IS THEREFORE EXEMPT FROM REALTY TRANSFER TAX.

IN WITNESS WHEREOF, the said Grantors have executed this deed the day and year first above-written.

WITNESS:

_____ (SEAL)
Henry J. Sokolowski

_____ (SEAL)
Jean E. Sokolowski

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF MONTGOMERY)

On this, the _____ day of _____, 2022, before me a Notary Public, the undersigned officer, personally appeared **Henry J. Sokolowski**, 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.

Notary Public

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF CENTRE)

On this, the _____ day of _____, 2022, before me a Notary Public, the undersigned officer, personally appeared **Jean E. Sokolowski**, 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.

Notary Public

CERTIFICATE OF RESIDENCE

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

3178 Carnegie Drive
State College, PA 16803-1154

Attorney or Agent for Grantee

LEECH TISHMAN FUSCALDO & LAMPL
112 W. Foster Ave., Suite 301
State College, PA 16801