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**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 - 200711439  
 Recorded On 10/18/2007 At 1:59:15 PM

\* Total Pages - 4

- \* Instrument Type - DEED
- Invoice Number - 44285
- \* Grantor - MATIS MANUFACTURING COMPANY INC
- \* Grantee - DRINKERS CREEK HOLDINGS LLC
- \* Customer - DAVID F BIANCO

\* FEES

STATE TRANSFER TAX	\$130.00
STATE WRIT TAX	\$0.50
STATE JCS/ACCESS TO JUSTICE	\$10.00
RECORDING FEES - RECORDER OF DEEDS	\$13.00
AFFORDABLE HOUSING	\$13.00
COUNTY IMPROVEMENT FEE	\$2.00
RECORDER IMPROVEMENT FEE	\$3.00
SUSQUEHANNA COMMUNITY SCHOOL REALTY TAX	\$65.00
SUSQUEHANNA	\$65.00
<b>TOTAL PAID</b>	<b>\$301.50</b>

**This is a certification page**

**DO NOT DETACH**

**This page is now part of this legal document.**

RETURN DOCUMENT TO:  
 DAVID F BIANCO  
 PO BOX 84  
 707 MAINSTREET  
 FOREST CITY, PA 18421

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.



1 Lot 054-11-3, 084, 00, 000

# THIS DEED,

MADE THE 12<sup>th</sup> day of Oct A.D., 2007, between the Corporation by the name, style and title of **MATIS MANUFACTURING COMPANY, INC** a Pennsylvania Corporation organized and existing under the laws of the Commonwealth of Pennsylvania, with its principal place of business at Box 221, Susquehanna, Pennsylvania 18847.

GRANTOR,

of the one part and **DRINKER'S CREEK HOLDINGS, LLC**, a limited liability company with an address of RR 2 BOX 42 Thompson, Pennsylvania 18465,

GRANTEE,

of the other part.

**WITNESSETH**, that the said **MATIS MANUFACTURING COMPANY, INC.**, for and in consideration of the sum of **THIRTEEN THOUSAND (\$13,000.00) DOLLARS**, lawful money of the United States, to it in hand paid by the said Grantee, does hereby grant and convey to the Grantee, his heirs and assigns;

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND** situate, lying and being in the **Borough of Susquehanna**, County of Susquehanna and State of Pennsylvania, bounded and described as follows, to wit;

**BOUNDED** on the north by Main Street; on the East by lands of Michael Kane; on the south by lands formerly of John Lannon and Joseph Allen, but now of Martin Rayn, and on the west by lands formerly of Seymour and C.D. Tarbox, but now of E.R. Barrett Estate; being twenty eight (28) feet on Main Street and extending back fifty (50) feet.

**EXCEPTING AND RESERVING** out of and therefrom, for the use of the Erie Company, its successors and assigns, all the water of Drinker Creek, with the right to lay pipes, or other fixtures through said premises to conduct water of said creek to such points and places as the said company may wish to conduct the same; also the right to erect any dam, or dams, across said creek to pond up and back the water of said creek to any point or places for the use of said Erie Railway Company, its successors or assigns.

**BEING** the fourth piece as contained in a Deed to the said Earle A. Wootton, and Robert R. Wootton dated September 14, 1981 and recorded in Deed Book 401, at Page 213.

**ALSO BEING THE SAME** piece or parcel of land conveyed to Susquehanna Publishers Corporation by Earle A. Wootton and Robert R. Wootton by unrecorded Deed.

**BEING THE SAME PREMISES** conveyed by Susquehanna Publishers Corporation to Mat's Manufacturing Company, by Deed Dated May 8, 1984 and recorded in the Office of the Recorder Of Deeds in and for Susquehanna County in Deed Book 418 Page 648.

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

**THE** within conveyed premises are under and subject to the rights of way of any public highways and public utilities which may be over and across the same.

**HAZARDOUS WASTE** is not being disposed of nor has it ever been disposed of on the property conveyed herein by the Grantor or to the Grantor's actual knowledge.

**TOGETHER** with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said **MATIS MANUFACTURING COMPANY, INC.**, either in law or equity, of, in and to the same

**TO HAVE AND TO HOLD** the said message or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said **DRINKER'S CREEK HOLDINGS, LLC**, its successors and Assigns, to and for the only proper use and behoof of the said **DRINKER'S CREEK HOLDINGS, LLC**. its successors and Assigns forever

**AND** the said party of the first part for itself and its successors, does hereby covenant and agree to and with the said **DRINKER'S CREEK HOLDINGS, LLC**, its successors and Assigns, thereof

the said party of the first part and its successors, all and singular the said hereby granted premises, with the appurtenances, unto the said

and Assigns, against it the said party of the first part and its successors, and against all and every other person and persons whomsoever lawfully claiming or to claim the same or any part thereof.

**SHALL AND WILL WARRANT** and forever defend by these Presents.

IN TESTIMONY WHEREOF, the said **MATIS MANUFACTURING COMPANY, INC.**, has caused this Indenture to be signed by its President/Vice President, attested by its Secretary and affixed hereunto the common and corporate seal of the said Corporation, that the seal affixed hereto is the seal of said Corporation, that it was so affixed by order of the Board of Directors of said Corporation, and that they signed their names hereto by like order, the day and year first above written.

**Signed, Sealed and Delivered  
in the presence of**

CORPORATION, successor by merger

By: Joseph Matis President  
Joseph Matis, President

Attest:

Joyl Matis  
Secretary

(Corporate Seal)

COMMONWEALTH OF PENNSYLVANIA }

SS.

COUNTY OF SUSQUEHANNA }

On this, the 12th day of October A.D., 2007, before me, a Notary Public, the undersigned officer, personally appeared JOSEPH MATIS, who acknowledged himself to be the President of MATIS MANUFACTURING CO. INC. , a Corporation, and that he as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as President.

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

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Ruth M. Burke, Notary Public  
Susquehanna Boro, Susquehanna County  
My Commission Expires Aug. 5, 2011  
Member, Pennsylvania Association of Notaries

Ruth M. Burke  
Notary Public

My Commission Expires:

I hereby certify the precise address of the Grantees to be:

RR 2 Box 42  
Thompson, PA 18465

[Signature]  
Attorney for Grantee