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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 - 200711438  
 Recorded On 10/18/2007 At 1:59:14 PM  
 \* Instrument Type - DEED  
 Invoice Number - 44285  
 \* Grantor - MATIS, FRANCES J  
 \* Grantee - DRINKERS CREEK HOLDINGS LLC  
 \* Customer - DAVID F BIANCO

\* Total Pages - 5

\* FEES

STATE TRANSFER TAX	\$1,170.00
STATE WRIT TAX	\$0.50
STATE JCS/ACCESS TO JUSTICE	\$10.00
RECORDING FEES - RECORDER OF DEEDS	\$13.50
AFFORDABLE HOUSING	\$13.00
COUNTY IMPROVEMENT FEE	\$2.00
RECORDER IMPROVEMENT FEE	\$3.00
SUSQUEHANNA COMMUNITY SCHOOL REALTY TAX	\$585.00
SUSQUEHANNA	\$585.00
TOTAL PAID	\$2,382.00

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 MAIN STREET  
 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.

2 - Lots 054-11-3, 000,000,000  
 054-11-5, 000,000,000  
 012

DIFFERENT SECTIONS



# THIS DEED,

Made this *12<sup>TH</sup>* day of *Oct* Two thousand and Seven (2007)

**BETWEEN FRANCES J. MATIS, a/k/a FRANCES MATIS, widow, of 423 Laurel Street, Susquehanna, Pennsylvania 18847, hereinafter;**

**GRANTOR,**

A N D

**DRINKER'S CREEK HOLDINGS, LLC, a limited liability company with an address of RR 2 Box 48, Thompson, Pennsylvania 18847, hereinafter;**

**GRANTEE.**

**WITNESSETH, That in consideration of ONE HUNDRED SEVENTEEN THOUSAND (\$ 117,000.00) DOLLARS, in hand paid, the receipt whereof is hereby acknowledged; the said Grantor does hereby grant and convey to the Grantee, its successors and assigns**

**FIRST PARCEL**

**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:**

**ON** the North by Main Street, on the South by Drinker Creek, on the East by lands now or formerly of Lester Albert, on the West by lands now or formerly of Wm. Stack, Est. Eleanor Smith

**CONTAINING R & L acres more or less.**

**BEING THE SAME PREMISES** conveyed by John C. Baumann and Enid M. Baumann, h's wife, to Michael J. Matis and Frances J. Matis, his wife, by Deed dated October 7, 1971, and recorded in the Office of the Recorder of Deeds, in and for Susquehanna County in Deed Book 341 Page 210.

*THE* said Michael J. Matis has since predeceased this life leaving the said Frances Matis, sole surviving tenant by the entirety.

**SECOND PARCEL**

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

**KNOWN** as described Lot No.6, reserved, district, as laid down on a map of part of said borough as surveyed by Timothy Boyle for the Erie Railroad Company, as referenced in Deed Book No. 39, Page 79, etc., in the Office for Recording Deeds at Montrose, PA will more fully and at large appear, as per deed given by said Railroad Company to the Corporation known as the Susquehanna Depot Protection Union of Susquehanna Depot, Susquehanna County, dated April 24, 1867, together with the right of and use of the west wall and foundation of S.W. and A.B. Tarbox's brick building to the center of the wall, the same as the party, the aforesaid corporation is entitled to by agreement as made to and with S.W. and A.B. Tarbox when the four feet of land was deeded to said Tarboxs,

**EXCEPTING AND RESERVING** therefrom for the use of the New York, Lake Erie and Western Railroad Company, it's successors and assigns, all of the water of Drinker Creek with the right to lay pipes or other fixtures thru said premises to conduct the water of the said creek to such points and places as the said Railroad Company may wish. Also the right to erect any dam or dams across said creek to pond up and back the water of creek at any point or place for the use of the aforesaid Railroad Company, its successors and assigns.

**SUBJECT** to all reservations, conditions and interest in the chain of title.

**BEING THE SAME PREMISES** conveyed by John C. Baumann and Enid Baumann, his wife, to Michael J. Matis and Frances Matis, his wife, by Deed dated December 21, 1971 and recorded in the Office of the Recorder of Deeds in and for Susquehanna County in Deed Book 342, Page 762.

*THE* said Michael J. Matis has since predeceased this life leaving the said Francis Matis, sole surviving tenant by the entirety.

*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.

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**LAW OFFICES OF RAYMOND C. DAVIS**  
**107 ERIE AVENUE, SUSQUEHANNA PA 18847**  
**570-853-4470**

AND the said grantor, does hereby **WARRANT** generally the property hereby conveyed,

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in the Presence of



Frances J. Matis {Seal}  
FRANCES J. MATIS

Frances Matis {Seal}  
a/k/a FRANCES MATIS

COMMONWEALTH OF PENNSYLVANIA }

COUNTY OF SUSQUEHANNA }

ss.

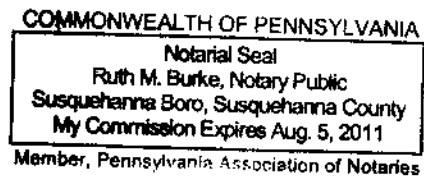
On this, the 12th day of October A.D., 2007 before me, a Notary Public, the undersigned officer, personally appeared, **FRANCES J. MATIS, a/k/a FRANCES MATIS, widow** known to me, (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Ruth M. Burke

Notary Public

My Commission Expires:



I Hereby Certify that the precise address of the Grantee herein is: RR #2 BOX 42  
THOMPSON, PA 18465

[Handwritten Signature]  
Attorney for Grantee