

THIS DEED

Made the _____ day of _____ in the year of our Lord two thousand and eleven (2011).

BETWEEN DRINKERS CREEK HOLDINGS, LLC, a Pennsylvania Limited Liability Company with an address of 974 Main Street, Thompson, PA 18465,

GRANTOR

A – N – D

DRINKERS CREEK HOLDINGS, LLC, a Pennsylvania Limited Liability Company with an address of 974 Main Street, Thompson, PA 18465,

GRANTEE

Witnesseth, that in consideration of One (\$1.00)-----
Dollar,
in hand paid, the receipt whereof is hereby acknowledged; the Grantor does hereby grant and convey to the said Grantee its Heirs and Assigns.

PARCEL ONE:

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.*

NO TITLE SEARCH

EXCEPTING AND RESERVING out of and therefrom, for the use of the Erie Company, its successors and assigns, all 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 same premises conveyed to Drinker's Creek Holdings, LLC by deed from Matis Manufacturing Company, Inc. dated October 12, 2007 and recorded in Susquehanna County at Instrument No. 200711439.

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

SAID parcel being more particularly delineated and described as per the following survey of the aforementioned lands prepared by Joseph P. Barrett, PLS and dated December 5, 2011.

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:

BEGINNING at a drill hole set in the southeast side of Main Street located in the front of Lot No. 8, 6 feet southwest of the common corner of Lot No. 8 and Lot No. 9 as shown on map titled "Map Exhibiting Lands of the Erie Rail-Way Company at Susquehanna Depot" by T. Boyle, Surveyor, dated February 23, 1923. In this description only, the said map will be referred to as the "Depot Map". The said drill hole is further described as being north 68 degrees 50 minutes and 0 seconds east 88 feet from a drill hole at the common corner of Lot No. 5 and Lot No. 6 of the "Depot Map";

THENCE through said Lot No. 8 being also the southwest line of lot of, now or formerly, James M. Olivo and Joann Olivo, his wife (Instrument No. 200908262) south 21 degrees 10 minutes and 0 seconds east 50 feet to a 5/8" pin set on line of lands of, now or formerly, the Matis Manufacturing Company, Inc. (DB 386, P 954). The said Matis Manufacturing Company, Inc. is part of Lot No. 29 of said "Depot Map";

THENCE south 68 degrees 50 minutes and 0 seconds west 28 feet along line of said Matis Manufacturing Company, Inc. and along the rear of Lot No. 8 to a common corner of Lot No. 7 and Lot No. 8;

THENCE along the common line of said Lot No. 7 and Lot No. 8 north 21 degrees 10 minutes and 0 seconds west 50 feet to the common corner of Lot No. 7 and Lot No. 8 on the southeast side of Main Street;

THENCE along the southeast side of Main Street north 68 degrees 50 minutes and 0 seconds east 28 feet to the place of **BEGINNING**.

CONTAINING 1,400 square feet of land.

EXCEPTING AND RESERVING certain conditions pertaining to the waters of Drinker Creek as found in the chain of title.

SUBJECT to any exceptions, reservations or conditions which may be found in the chain of title.

BEING Parcel No. 054.11-3,084.00,000.

PARCEL TWO:

FIRST PIECE – **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:

BOUNDED on the north by Main Street; on the south by Drinker Creek; on the east by lands now or formerly of Lester Albert; and on the west by lands now or formerly of Wm. Stack, Est. Eleanor Smith.

CONTAINING R & L acres.

SAID parcel being more particularly delineated and described as per the following survey of the aforementioned lands prepared by Joseph P. Barrett, PLS and dated December 5, 2011.

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:

BEGINNING at a common corner of Lot No. 6 and Lot No. 7 shown on map titled "Map Exhibiting Lands of the Erie Rail-way Company at Susquehanna Depot" by T. Boyle, Surveyor, dated February 23, 1923. In this description only, the said map will

be referred to as the "Depot Map". The said corner is located north 68 degrees 50 minutes and 0 seconds east 30 feet from a drill hole in the southeast side of Main Street at the common corner of Lot No. 5 and Lot No. 6 of the "Depot Map";

***THENCE** north 68 degrees 50 minutes and 0 seconds east 30 feet along the southeast side of said Main Street and the front of Lot No. 7 to common corner of Lot No. 7 and Lot No. 8 of the "Depot Map";*

***THENCE** along the division line of Lot No. 7 and Lot No. 8 south 21 degrees 10 minutes and 0 seconds east 50 feet to a common corner of Lot No. 7 and Lot No. 8 on the line of lands of, now or formerly, the Matis Manufacturing Company, Inc. (DB 386, P 954). The said Matis Manufacturing Company, Inc. is part of Lot No. 29 of said "Depot Map";*

***THENCE** south 68 degrees 50 minutes and 0 seconds west 30 feet along line of said Matis Manufacturing Company, Inc. crossing Drinker Creek, partially along the line of Lot No. 29 and partially along the line of Lot No. 27 to a common corner of Lot No. 6 and Lot No. 7 of the "Depot Map";*

***THENCE** along the common line of said Lot No. 6 and Lot No. 7 north 21 degrees 10 minutes and 0 seconds west 50 feet to the place of BEGINNING.*

***CONTAINING** 1,500 square feet of land.*

***EXCEPTING AND RESERVING** certain conditions pertaining to the waters of Drinker Creek as found in the chain of title.*

***SUBJECT** to any exceptions, reservations or conditions which may be found in the chain of title.*

***BEING** Parcel No. 054.11-3,001.00,000.*

***SECOND PIECE** – 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 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 Tarbox's.

EXCEPTING AND RESERVING *therefrom for the use of the New York, Lake Erie, and Western Railroad Company, its successors and assigns, all of the water of Drinker Creek with the right to lay pipes or other fixtures through 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.*

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

UNDER AND SUBJECT *to the rights of way of any public highways and public utilities which may be over and across the same.*

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:*

BEGINNING *at a drill hole set in the southeast side of Main Street at the common corner of Lot No. 5 and Lot No. 6 as shown on map titled "Map Exhibiting Lands of the Erie Rail-Way Company at Susquehanna Depot" by T. Boyle, Surveyor, dated February 23, 1923. In this description only, the said map will be referred to as the "Depot Map";*

THENCE *along the southeast side of said Main Street north 68 degrees 50 minutes and 0 seconds east 30 feet along the front of Lot 6 to the common corner of Lot No. 6 and Lot No. 7 of said "Depot Map";*

THENCE along the division line of said Lot No. 6 and Lot No. 7 south 21 degrees 10 minutes and 0 seconds east 50 feet to a common corner of Lot No. 6 and Lot No. 7 and also on the line of Lot No. 27 of the "Depot Map";

THENCE south 68 degrees 50 minutes 0 seconds west 30 feet along line of said Lot No. 27 to a 5/8" pin set for a corner at the common corner of Lot No. 5 and Lot No. 6;

THENCE along the common line of said Lot No. 5 and Lot No. 6 north 21 degrees 10 minutes and 0 seconds west 50 feet to the place of BEGINNING.

CONTAINING 1,500 square feet of land.

EXCEPTING AND RESERVING certain conditions pertaining to the waters of Drinker Creek as found in the chain of title.

SUBJECT to any exceptions, reservations, or conditions which may be found in the chain of title.

BEING Parcel No. 054.11-5,012.00,000.

ABOVE PARCEL TWO BEING the same premises conveyed to Drinker's Creek Holdings, LLC by deed dated October 12, 2007 and recorded in Susquehanna County at Instrument No. 200711438.

Said parcels one and two above being further depicted in map filed at No.

_____.

This transfer is exempt from realty transfer tax as the grantor and grantee are the same entity.

And the said Grantor Will Warrant specially the property hereby conveyed

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered

in the presence of _____ ^{Seal}
JEFFREY MCROBERTS, Managing Member
of Drinkers Creek Holdings, LLC

Commonwealth of Pennsylvania
County of Susquehanna

*On this, the _____ day of _____ A.D. 2011, before me, a notary public, the undersigned Officer, personally appeared **JEFFREY MCROBERTS**, Managing Member of **DRINKERS CREEK HOLDINGS, LLC** known to me (or satisfactorily proven), to be the persons whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.*

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

Notary Public

*I hereby Certify, that the precise residence of the Grantee is: 974 Main Street
Thompson, PA 18465*

DAVID F. BIANCO, ESQ.

Attorney for parties _____