

GK 289PG0724

2001-4714

ENTERED
JUNIATA COUNTY
TIME: 11:15 AM
DATE: 12-27-01
FEES: 19.50
\$10 2.00

This Deed

PLEASE DO NOT PUBLISH.

MADE THIS 27th day of December, in the year of our Lord two thousand one (2001),

BY AND BETWEEN, STARVIEW MEDIA, INC., a Pennsylvania business corporation with its principal office at 1360 Copenhaffer Road, York, Pennsylvania, 17404, herein, Grantor,

and

DRUCKER LIMITED PARTNERSHIP, a Pennsylvania limited partnership with its principal place of business at 1360 Copenhaffer Road, York, Pennsylvania 17404, herein Grantee,

WITNESSETH that for and in consideration of One and 00/100 (\$1.00) dollar, in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants and conveys unto the Grantee, its successors and assigns

ALL THAT CERTAIN lot of ground situate in Walker Township, Juniata County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeasterly corner of said lot at an iron pin; thence North eighty-nine (89) degrees fifty-six (56) minutes twenty-six (26) seconds West four hundred (400) feet to an iron pin; thence South zero (00) degrees three (3) minutes thirty-four (34) seconds West four hundred (400) feet to an iron pin; thence South eighty-nine (89) degrees fifty-six (56) minutes twenty-six (26) seconds East three hundred sixty-one and fifty-nine hundredths (361.59) feet to an iron pin; thence along the lands now or formerly of Ada Bashore North seventy-two (72) degrees thirty (30) minutes twenty-two (22) seconds East forty and twenty-nine hundredths (40.29) feet to an iron pin; thence North zero (00) degrees three (3) minutes thirty-four (34) seconds East three hundred eighty-seven and eighty-five hundredths (387.85) feet to an iron pin, the point of BEGINNING.

CONTAINING three and six hundred seventy-three thousandths (3.673) acres, more or less, and located between the south side of the William Penn Highway (old Route 22-322)

ANDREW L. WINDER
ATTORNEY AT LAW
P.O. BOX 149
MIFFLINTOWN, PA 17059
(717) 436-8799

EK 289PG0725

and the Juniata River, and having thereon constructed a one-story cement building and other improvements.

BEING the same premises which WJUN, Inc., by its deed dated July 25, 1994, and recorded July 25, 1994, in the Office of the Recorder of Deeds of and for Juniata County, at Mifflintown, Pennsylvania, in Record Book 189, at Page 329 et seq., granted and conveyed unto Starview Media, Inc., the Grantor herein.

No hazardous waste is presently being disposed of or has ever been disposed of by the Grantor or to the Grantor's actual knowledge on the premises hereby conveyed. This statement is made in accordance with the provisions of the Solid Waste Management Act, Act 97 of 1980.


AND the Grantor hereby covenants and agrees that it will warrant *SPECIALLY* the premises hereby conveyed.

IN WITNESS WHEREOF, said Grantor has caused its duly authorized officer to hereunto set his hand and seal the day and year first set forth above.

Attest:

Douglas W. George, Secretary

(CORPORATE SEAL)

STARVIEW MEDIA, INC.
By:  (SEAL)
Douglas W. George, President

BK 289PG0726

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF JUNIATA :

ON THIS, the 23rd day of December, 2001, personally appeared DOUGLAS W. GEORGE, president of Starview Media, Inc., a Pennsylvania business corporation, 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 on behalf of said corporation, being duly authorized to do so, for the purposes therein contained.

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

Andrew L. Winder (SEAL)
Notary Public

My commission expires:

NOTARIAL SEAL
Andrew L. Winder, Notary Public
City of Mifflintown Borough, Juniata County
My commission expires October 31, 2005



CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence and complete post office address of the within named Grantee is: Walker Township, Juniata County, Pennsylvania (P.O. Address: 1360 Coppenhafer Road, York, Pennsylvania 17404);
17402 P.O. Box 20249

12/27/01
Date

Andrew L. Winder
Andrew L. Winder
Attorney for Grantee

BK 28960727

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF JUNIATA :

Recorded in the Office of the Recorder of Deeds for Juniata County this 27th
day of December, 2001, in Record Book 289, at Page 724.

Alonna R Bruner Spitz
Recorder of Deeds





COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

2001-4714

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	—
Book Number	289
Page Number	724
Date Recorded	12-27-01

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name ANDREW L. WINDER	Telephone Number: Area Code (717) 436-8799
Street Address 25 NORTH MAIN STREET, PO BOX 149	City MIFFLINTOWN
State PA	Zip Code 17059

B TRANSFER DATA

Grantor(s)/Lessor(s) STARVIEW MEDIA, INC.	Date of Acceptance of Document
Grantee(s)/Lessee(s) DRUCKER LIMITED PARTNERSHIP	
Street Address 1360 Copenhaffer Road	Street Address 1360 Copenhaffer Road
City York	City York
State PA	State PA
Zip Code 17404	Zip Code 17404

C PROPERTY LOCATION

Street Address RR Mifflintown PA 17059	City, Township, Borough WALKER TOWNSHIP
County JUNIATA	School District JUNIATA COUNTY
	Tax Parcel Number 17-05-033

D VALUATION DATA

1. Actual Cash Consideration 0	2. Other Consideration + 0	3. Total Consideration = 0
4. County Assessed Value \$21,010.00	5. Common Level Ratio Factor x 7.58	6. Fair Market Value = \$159,255.80

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____.
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) Deed presented is not a "document" under Realty Transfer Tax Act, as determined in Exton Plaza Associates v. Commonwealth, 763 A.2d 521 (Commonwealth Court 2000). Beneficial ownership of Grantor corporation and Grantee limited partnership is the same.

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date 12/27/01
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.