



ALICIA A. SEIGLER

1 North Main Street,
P.O. Box 68, Courthouse,
Mifflintown, PA 17059

**Juniata County Register & Recorder
Clerk of Orphan's Court**

PHONE: (717) 436-7709
FAX: (717) 436-7756

Instrument Number - 201502992

Recorded On 8/18/2015 At 12:28:19 PM

* Total Pages - 6

* Instrument Type - DEED

Invoice Number - 18316 User - AAS

* Grantor - SHAFFER, MERRILL R

* Grantee - SHAFFER, MERRILL R

* Customer - JOHNSTON & ZAGURSKIE PC

* FEES

STATE TRANSFER TAX	\$0.00
STATE WRIT TAX	\$0.50
JCS/ATJ/CJEA	\$35.50
RECORDING FEES -	\$15.50
RECORDER OF DEEDS	
RECORDER OF DEEDS IMP	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
JUNIATA COUNTY SCHOOL	\$0.00
DISTRICT REALTY TAX	
DELAWARE TOWNSHIP REALTY TAX	\$0.00
TOTAL PAID	\$56.50

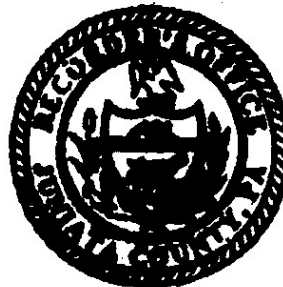
This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
JOHNSTON & ZAGURSKIE PC
PO BOX O
MIFFLIN, PA 17058

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
of Juniata County, Pennsylvania



Alicia A. Seigler
Alicia A. Seigler
Recorder of Deeds

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

THIS DEED

MADE THE 17th day of August in the year of our lord two thousand fifteen (2015)

BETWEEN MERRILL R. SHAFFER and DEBORAH K. SHAFFER, formerly DEBORAH K. NALE, husband and wife, both Walker Township, Juniata County, Pennsylvania, of the First Part,

Grantors

AND MERRILL R. SHAFFER and DEBORAH K. SHAFFER, husband and wife, as tenants by the entirety, of the Second Part,

Grantees

WITNESSETH, that in consideration of One and 00/100 (\$1.00) Dollar, in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantees, as tenants by the entirety, with the right and incidence of survivorship, their heirs and assigns,

TRACT 1: ALL THAT CERTAIN lot of ground, together with any and all improvements thereon erected, situate in Delaware Township, Juniata County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the southern corner of the parcel herein described at corner of lands now or formerly of Triangle Pacific Corporation on line of lands now or formerly of Charles Leach; thence along lands now or formerly of Triangle Pacific Corporation North thirty-one (31) degrees fifty-six (56) minutes West six hundred eighty-four and ninety-three hundredths (684.93) feet to a point on the right-of-way of Old U.S. Traffic Route No. 22/322; thence along the southern side of fifty (50) foot wide Old U.S. Traffic Route No. 22/322 right-of-way North seventy-eight (78) degrees eight (08) minutes East five hundred fifty-eight and zero hundredths (558.00) feet to an existing iron pipe on said right-of-way; thence along lands now or formerly of Jerauld Roush South fourteen (14) degrees one (01) minute East one hundred seventy-four and sixty-one hundredths (174.61) feet to an existing concrete monument; thence continuing along lands now or formerly of Jerauld Roush and along lands now or formerly of John Dorwart North seventy-eight (78) degrees two (02) minutes East one hundred seventy-five and zero hundredths

(175.00) feet to an iron pin; thence along lands now or formerly of John and Norma Frymoyer South fourteen (14) degrees one (01) minute East two hundred thirty-six and thirty-two hundredths (236.32) feet to an iron pin beside an existing post; thence along lands now or formerly of Wanda D. Shaffer and others South sixty-eight (68) degrees forty (40) minutes West five hundred five and nine hundredths (505.09) feet to an iron pin beside an existing post; thence continuing along lands of now or formerly of Wanda D. Sheaffer and others South twenty-one (21) degrees forty-five (45) minutes East one hundred forty-five and zero hundredths (145.00) feet to an iron pin beside an existing post; and thence continuing along lands now or formerly of Wanda D. Sheaffer and others South sixty-eight (68) degrees forty (40) minutes West forty and zero hundredths (40.00) feet to an iron pin, the place of BEGINNING.

CONTAINING six and three hundred eighty-four thousandths (6.384) acres and being designated Parcel No. 4 on a June 6-21, 1978 survey draft by Warren E. Kerstetter, a copy of which is recorded in Juniata County Map Book No. 12 at Page 57.

AND BEING a portion of the same premises which Deborah K. Nale, Executrix of the Estate of Jeffrey L. Nale, deceased, by her deed dated October 22, 2009 and recorded the same date in the Office of the Recorder of Deeds of and for Juniata County at Mifflintown, Pennsylvania in Record Book 433, Page 368, sold and conveyed unto Deborah K. Nale, widow, who has remarried and is joined herein by her husband, Merrill R. Shaffer. Deborah K. Shaffer, formerly Deborah K. Nale, are the Grantors herein.

TAX PARCEL NO. 2-2-65

TRACT 2: ALL THAT CERTAIN lot of ground, together with any and all improvements thereon erected, situate in Walker Township, Juniata County, Pennsylvania, bounded and described in accordance with that Survey Draft prepared October 2, 1980 by Tuscarora Land Surveying, George R. Campbell, PLS, a copy of which appears of record in Juniata County Map Book 15, Page 8, as follows, to wit:

BEGINNING at a set nail at the northernmost corner of the tract herein described on the centerline of Pennsylvania State Route 2005, formerly Pennsylvania Legislative Route No. 34023, on line of lands of Andrew and Mary Petersheim; thence along lands of Andrew and Mary Petersheim South two (2) degrees forty-five (45) minutes fifty-three (53) seconds East eight hundred ten and thirty-three hundredths (810.33) feet to a set iron pin; thence along lands formerly of Kenneth P. Deamer, now or formerly of Karl and Sheri Graybill and lands of Harvey and Fannie Petersheim North seventy-six (76) degrees forty-six (46) minutes forty-seven (47) seconds West seven hundred seventy-nine and ninety-one hundredths (779.91) feet to a set nail; thence along the centerline of Pennsylvania State Route 2005, formerly Pennsylvania Legislative Route No. 34023, the following eight (8) courses and distances: North thirteen (13) degrees forty-seven (47) minutes thirty-three (33) seconds East sixty-four and thirty hundredths (64.30) feet to a point; thence North twenty-seven (27) degrees zero (00) minutes thirty-nine (39) seconds East sixty-four and fifty-three hundredths (64.53) feet to a set nail; thence North thirty-nine (39) degrees three (03) minutes fifty (50) seconds East seventy-two and forty-one hundredths (72.41) feet to a set nail; thence North forty-nine (49) degrees nine (09) minutes

nineteen (19) seconds East ninety-four and seventy-six hundredths (94.76) feet to a set nail; thence North fifty-four (54) degrees zero (00) minutes ten (10) seconds East three hundred thirty-six and seventy hundredths (336.70) feet to a set nail; thence North fifty-four (54) degrees nineteen (19) minutes seven (07) seconds East one hundred ninety-seven and twenty-three hundredths (197.23) feet to a set nail; and thence North fifty-seven (57) degrees eight (08) minutes fifty-three (53) seconds East one hundred forty-eight and eighty-two hundredths (148.82) feet to a set nail, the place of BEGINNING.

CONTAINING 7.6061 Acres and being designated Parcel 1 in the hereinabove referenced Survey Draft.

AND BEING a portion of the same premises which Deborah K. Nale, Executrix of the Estate of Jeffrey L. Nale, deceased, by her deed dated October 22, 2009 and recorded the same date in the Office of the Recorder of Deeds of and for Juniata County at Mifflintown, Pennsylvania in Record Book 433, Page 368, sold and conveyed unto Deborah K. Nale, widow, who has remarried and is joined herein by her husband, Merrill R. Shaffer. Deborah K. Shaffer, formerly Deborah K. Nale, are the Grantors herein.

PART OF TAX PARCEL NO. 17-8-76

This conveyance is from husband and wife to themselves for the purpose of creating a tenancy by the entireties and is therefore exempt from realty transfer tax pursuant to the provisions of 61 pa. Code section 91.193 (b) (6) (A).

No hazardous waste is presently being disposed of or has actually been disposed of by the Grantors or to the Grantors' actual knowledge on the premises hereby conveyed. This statement is made in accordance with the provisions of the Solid Waste Management Act 97 of 1980, H. B. 1840.


AND the said Grantors hereby covenant and agree that they will warrant SPECIALLY the property hereby conveyed.

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

 (SEAL)
MERRILL R. SHAFFER

 (SEAL)
DEBORAH K. SHAFFER


 (SEAL)
Formerly DEBORAH K. NALE

STATE OF PENNSYLVANIA

COUNTY OF JUNIATA

On this, the 17th day of August, 2015, before me, the undersigned officer, personally appeared MERRILL R. SHAFFER, married man, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed same for the purposes therein contained.

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

 (SEAL)
NOTARY

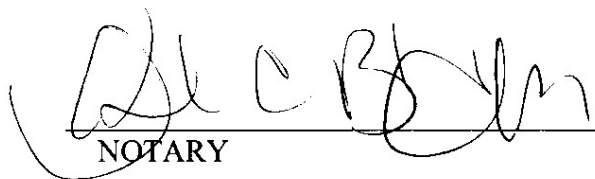
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rebecca B. Hess, Notary Public
Mifflin Boro, Juniata County
My Commission Expires Feb. 17, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

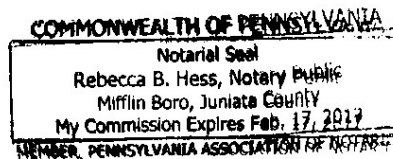
STATE OF PENNSYLVANIA

COUNTY OF JUNIATA

On this, the 17th day of August, 2015, before me, the undersigned officer, personally appeared DEBORAH K. SHAFFER, formerly DEBORAH K. NALE, married woman, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed same for the purposes therein contained.

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

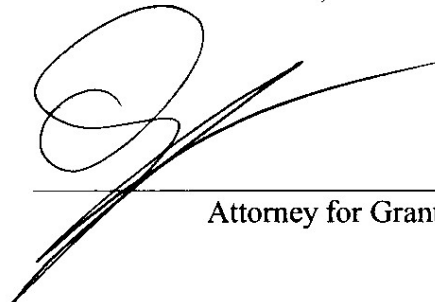
 (SEAL)
NOTARY



I do hereby certify that the precise residence and complete post office address of the within named grantees is: 1343 Center Road, Mifflintown, PA 17059.

NOT SEARCHED, NOT CERTIFIED

August 17, 2015



Attorney for Grantees