



**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 - 201601065  
Recorded On 3/29/2016 At 3:21:51 PM

\* Total Pages - 4

- \* Instrument Type - DEED
- Invoice Number - 20970                      User - KSR
- \* Grantor - TROUT, GARY W
- \* Grantee - MCKINNEY, JOSHUA J
- \* Customer - JOHNSTON & ZAGURSKIE PC
- \* FEES

STATE TRANSFER TAX	\$1,000.00
STATE WRIT TAX	\$0.50
JCS/ATJ/CJEA	\$35.50
RECORDING FEES -	\$13.00
RECORDER OF DEEDS	
RECORDER OF DEEDS IMP	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
JUNIATA COUNTY SCHOOL	\$500.00
DISTRICT REALTY TAX	
MIFFLINTOWN BOROUGH	\$500.00
REALTY TAX	
TOTAL PAID	\$2,054.00

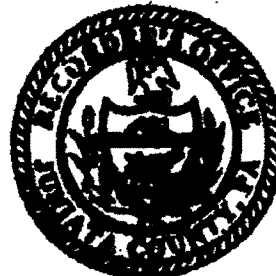
This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

**RETURN DOCUMENT TO:**  
**JOHNSTON & ZAGURSKIE PC**  
**PO BOX 0**  
**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 29<sup>th</sup> day of March in the year of our lord two thousand sixteen (2016)

*BETWEEN* GARY W. TROUT, widower, of Walker Township, Juniata County, Pennsylvania,  
of the First Part,

Grantor

*AND* JOSHUA J. MCKINNEY, of Juniata County, Pennsylvania, of the Second Part,

Grantee

*WITNESSETH*, that in consideration of one hundred thousand and zero hundredths (\$100,000.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant and convey to the said grantee, his heirs and assigns,

ALL THAT CERTAIN lot of ground, together with the improvements thereon erected, situate in Mifflintown Borough, Juniata County, Pennsylvania, bounded and described as follows, to wit:

Bounded on the East by Main Street and extending from the Southeast corner of the lot now owned by Kathareen S. Bousum (formerly R. Louis Bousum) Southward thirty-seven (37) feet six (6) inches to the North line of the lot of the Fermanagh Building and Loan Association; thence along the North line of said lot Westward one hundred forty-one (141) feet and three (3) inches to Elbow Alley; thence Northward thirty-one (31) feet and five (5) inches to the South line of the Kathareen S. Bousum lot; thence along the South line of said Kathareen S. Bousum lot Eastward thirty (30) feet one (1) inch to the East line of the said Bousum lot; thence Northward along said lot six (6) feet one (1) inch to the South line of said lot; thence Eastward along the South line of said lot one hundred eleven (111) feet two (2) inches to a point, the place of beginning.


BEING the same premises which Albert E. Tompkins, Sr., a/k/a Albert E. Tompkins, and Judith E. Tompkins, his wife, by their deed dated June 14, 1991 and recorded the same date in the Office of the Recorder of Deeds of and for Juniata County, Pennsylvania in Record Book 153, Page 673 & c., sold and conveyed unto Gary W. Trout and Kathy S. Trout, as tenants by the entireties with the right of survivorship. The said Kathy S. Trout is since deceased whereupon sole title, in fee, vested in the surviving tenant by the entireties, the said Gary W. Trout, the Grantor herein.

No hazardous waste is presently being disposed of or has actually 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 97 of 1980, H. B. 1840.

AND the said Grantor hereby covenants and agrees that he will warrant SPECIALLY the property hereby conveyed.

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

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

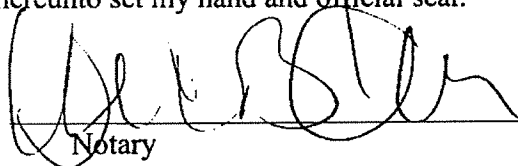
 (SEAL)  
GARY W. TROUT, widower

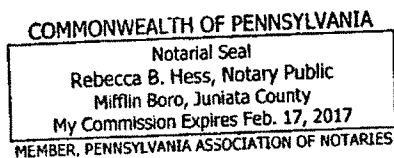
STATE OF PENNSYLVANIA

COUNTY OF JUNIATA

On this, the 27<sup>th</sup> day of March, 2016, before me, the undersigned officer, personally appeared GARY W. TROUT, widower, 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



I do hereby certify that the precise residence and complete post office address of the within named grantee is: 22 North Main Street, Mifflintown, PA 17058.

March 29, 2016

  
\_\_\_\_\_  
Attorney for Grantee