

BK 402PG0473

ENTERED
JUNIATA COUNTY
TIME: 3:40 PM
DATE: 12-27-2007
FEES: 28.50 250.00
TAX: 269.38

2007-4116

TAX CLAIM BUREAU DEED

Made this 19th day of December in the year of our Lord two thousand seven (2007),

By and Between JUNIATA COUNTY TAX CLAIM BUREAU, in its statutory capacity pursuant to the provisions of the Real Estate Tax Sale Law, of Mifflintown Borough, Juniata County, Pennsylvania, herein Grantor,

and

JOEL A. SWARTZ and JILL C. SWARTZ, husband and wife, of Mifflintown Borough, Juniata County, Pennsylvania, herein Grantees,

Witnesseth that for and in consideration of ~~two thousand six hundred seven and 00/100~~ ~~2678.00~~ dollars in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant and convey unto the Grantees, their heirs and assigns, as tenants by the entirety with the express right of survivorship

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:

BEGINNING at a point on the west side of North Main Street, which point is nineteen (19) feet ten (10) inches south of the corner of Orange Street and North Main Street, and which point is the southeast corner of the property formerly of John C. Penny, now John Stoltzfus; thence South along North Main Street sixteen (16) feet two (2) inches to the corner of lot formerly of Esther Lauver, now Crouse; thence West along said former Lauver lot ninety-five (95) feet to property formerly of Emma Bookwalter, now Stoltzfus; thence North along said former Bookwalter lot sixteen (16) feet four (4) inches to lot formerly of John C. Penny, now John Stoltzfus; thence along said former Penny lot the following five (5) courses and distances: East fifty (50) feet to a point; thence North one (1) foot six (6) inches to a point; thence East five (5) feet ten (10) inches to a point; thence South one (1) foot eight (8) inches to a point; thence East thirty-nine (39) feet two (2) inches to a point, the place of BEGINNING.

CONTAINING one thousand five hundred fifty-eight (1,558) square feet, more or less, and being designated 44 North Main Street.

BEING the same premises which Hanh T. Paden, single woman, by her deed dated May 28, 1992, and recorded in Juniata County Record Book 164, at Page 326 et seq., granted and conveyed unto Troy E. Shadel, Sr. and Michelle D. Shadel, husband and wife.

This premises is identified as Tax Parcel #8-1-67, and remained unsold for lack of bidders at the conclusion of the September 8, 2003, Juniata County Tax Claim Bureau Upset Sale.

ANDREW L. WINDER
ATTORNEY AT LAW
25 North Main Street
P.O. Box 149
Mifflintown, PA
17059

(717) 436-8799
(717) 436-8791 Fax

This deed is made pursuant to Order of Court dated November 2, 2007, approving the private sale of the premises by the Grantor herein. Said Order is entered to Juniata County Civil Action No. 315 of 2007.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed and acknowledged by its Director the day and year first set forth above.

Attest:

JUNIATA COUNTY TAX CLAIM BUREAU

G. Sherlyn Moseby
Sherlyn Moseby, Chief Clerk
Juniata County Board of Commissioners

Brenda J. Varner (SEAL)
Brenda J. Varner, Director

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF JUNIATA :

On this, the 14th day of ^{December} ~~November~~, 2007, before me, Joan E. Clark, the undersigned officer, personally appeared Brenda J. Varner, who acknowledged herself to be the Director of the Tax Claim Bureau of and for Juniata County and that she as such Director, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Juniata County Tax Claim Bureau by herself as Director.

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

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
Andrew L. Winder, Notary Public
City of Mifflintown, Juniata County
My commission expires October 31, 2009

[Signature] (SEAL)
Notary Public
My commission expires:

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence and complete post office address of the within named Grantees is: Mifflintown Borough, Juniata County, Pennsylvania

P.O. Address: 312 Orange Street, Mifflintown PA 17059

12/27/07
Date

[Signature], Esquire
Attorney for Grantees