

**ALL THOSE TWO (2)** certain tracts of land situated in the Borough of McClure, Snyder County, Pennsylvania, more particularly bounded and described as follows:

**TRACT ONE: BEGINNING** at a PK Nail in the center line of North Forbes Street at the southeastern corner of this tract and the northeastern corner of land of McClure Borough; then along land of McClure Borough, South 74 deg. 4 min. 0 sec. West, a distance of 124.40 feet to the corner of a dock; then along the same and the eastern side of the dock, South 12 deg. 31 min. 20 sec. East, a distance of 19.90 feet to a corner of the dock; then along the same and the southern side of the dock, South 75 deg. 0 min. 0 sec. West, passing the dock at 31.25 feet, a total distance of 89.30 feet to an iron pipe; then along the same South 8 deg. 37 min. 0 sec. East, a distance of 61.90 feet to an iron pipe; then along the same, (formerly the P.R.R. Sunbury Branch) South 77 deg. 53 min. 0 sec. West, 55.00 feet to a point; then along land now or formerly of Marvin Gross, North 8 deg. 37 min. 0 sec. West, a distance of 223 feet to a point in the centerline of US Route 522; then along the centerline of US Route 522, North 77 deg. 48 min. 52 sec. East, a distance of 254.19 feet to a point; then along the centerline of Forbes Street, South 13 deg. 58 min. 0 sec. East, a distance of 128.50 feet to a PK nail, the place of BEGINNING. Containing .96 of an acre, more or less, whereon is erected a garage and showroom building and other improvements.

**TOGETHER** with a right-of-way over the strip of land 20 feet wide extending eastward from the eastern side of the aforementioned dock to North Forbes Street for the purpose of ingress, egress and regress to and from the dock on the above-described tract, which strip of land shall be used in common with McClure Borough and its successors and assigns.

**AND TOGETHER** with the right, to be exercised in common with McClure Borough and its successors and assigns, to make reasonable use of the land of McClure Borough adjoining the above described tract on the South for the purpose of turning large motor vehicles such as tractors and trailers which are transporting goods to or from the above described tract.

**TRACT TWO: BOUNDED** on the North by the southern right-of-way line of U.S. Route 522 for a distance of 170.00 feet, on the East by land now or formerly of Edward F. and Erma L. Kline for a distance of about 78.00 feet, on the South by a stream for a distance of about 170.00 feet, and on the West by North Forbes Street for a distance of about 78.00 feet; Containing .30 of an acre, more or less.

**BEING** the same premises which Michael T. Streett and Vicki Lynn Streett, husband and wife, by their Deed dated March 8, 1999, recorded March 16, 1999, in Snyder County Record Book 436, Page 580, granted and conveyed unto John B. Tate, married person, the GRANTOR herein.

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Caroline A. Tate has joined in this deed for purposes of releasing such interest she may have therein, if any. It is understood that the said Caroline A. Tate extends no warranties to the Grantees with respect to title to the property.

Grantor certifies that no hazardous waste within the meaning of the Solid Waste Management Act of 1980 is presently being disposed or has ever been disposed of by the Grantor or to the Grantor's actual knowledge in or upon the premises above described.


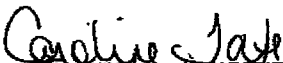
**TOGETHER** with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; **AND ALSO** all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said party of the first part, of, in, to or out of the said premises, and every part and parcel thereof.

**TO HAVE AND TO HOLD** the said premises, with all and singular the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

**AND** the said Grantor, party of the first part, her heirs, executors, administrators, does by these presents, covenant, grant and agree to and with the said parties of the second part, their heirs and assigns, that the said Grantor, party of the first part, her heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances unto the said parties of the second part, their heirs and assigns, against the said party of the first part and her heirs, and against all and every other person or persons, whomsoever, lawfully claiming or to claim the same or any part thereof, shall and will, by these presents, **SPECIALLY WARRANT AND FOREVER DEFEND.**

**IN WITNESS WHEREOF**, the party of the first part has hereunto set her hand and seal the day and year first written above.

SIGNED, SEALED AND  
DELIVERED IN THE PRESENCE OF:

_____	 (SEAL)
	JOHN B. TATE
_____	 (SEAL)
	CAROLINE A. TATE

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