

LYCOMING COUNTY  
VERIFIED / ASSIGNED UPI  
70-004-844

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LYCOMING COUNTY PA  
DAVID A. HUFFMAN  
09-23-2024 At 11:34 am  
DEED 78.75  
STATE TAX .00  
LOCAL TAX .00  
OR book 9339 Page 324 - 327

**THIS INDENTURE**

**MADE** the 15<sup>th</sup> day of August, in the year two thousand twenty-four (2024).

**BETWEEN: PAUL DORIANI**, of the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, **EXECUTOR OF THE ESTATE OF BETTY G. WALTER**, Lycoming County Orphans' Court Docket No. 41-24-0461,

**GRANTOR**

**AND**

**JANET L. WALTER**, single, of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania,

**GRANTEE**

**WHEREAS**, the said Betty G. Walter, died on the 30<sup>th</sup> day of August, 2005, seized of that certain real property hereinafter described; and

**WHEREAS**, Paul Doriani duly qualified for appointment as Executor of the Estate of Betty G. Walter, Letters Testamentary were issued by the Register of Wills to the said Paul Doriani on the 24<sup>th</sup> day of July, 2024, and said Will was probated to Orphans' Court No. 41-24-0461; and

**WHEREAS**, the said Betty G. Walter and Wayne W. Walter, her husband, became owners of a certain parcel of ground, known as Lycoming County Tax Parcel No. 70-004-0844; and

**WHEREAS**, Wayne W. Walter predeceased Betty G. Walter, having deceased on March 8, 2005; and

**WHEREAS**, by agreement and renunciation of William Howard Walter, Grantee's brother, Grantee is to receive this property.

**NOW THEREFORE, THIS INDENTURE WITNESSETH**, that the said Paul Doriani, Executor of the Estate of Betty G. Walter, for and in consideration of the sum of **ONE DOLLAR (\$1.00)** lawful money of the United States, to them well and truly paid by the same Paul Doriani, at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released and confirmed, and by these presents does grant, bargain, sell, alien, release and confirm unto the said Paul Doriani.

**ALL THAT CERTAIN** piece, parcel and plot of ground situate in the City of Williamsport, County of Lycoming, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a stake in the South line of the first alley north of Mt. Carmel Street, said stake being located South eighty-two (82) degrees, forty-five (45) minutes West, a distance of three hundred sixty-nine (369) feet from the Southwest corner of Krouse Avenue and the said alley; thence continuing along the South line of said alley South eighty-two (82) degrees, forty-five (45) minutes West, a distance of **twenty-two (22) feet** to a stake; thence in a Southerly direction along line of Lot No. 188 on the plan of Sawyer Park Addition, a distance of seventy-nine and four tenths (79.4) feet to a stake in the North line of Mt. Carmel Street; thence along the North line of Mt. Carmel Street North eighty-one (81) degrees, fifty-three (53) minutes East, a distance of **twenty-two (22) feet** to a stake; thence in a Northerly direction along line of Lot No. 186 a distance of seventy-nine and two tenths (79.2) feet to a stake at the place of beginning. Containing .04 acre, more or less.

**BEING** the same premises granted and conveyed unto Wayne W. Walter and Betty G. Walter, his wife, by deed of Eleanor Greenwell, Executrix of the Estate of Florence E. Guthrie, by deed dated July 22, 1971 and recorded on the 22<sup>nd</sup> day of July, 1971 in the Office of Recorder of Deeds of Lycoming County in Deed Book 576 at Page 164.

**FOR IDENTIFICATION PURPOSES ONLY** the above-described premises is Tax Parcel No. 70-004-0844 and also being known as 1536 Mount Carmel Street, Williamsport, Pennsylvania on the maps of the Lycoming County Tax Assessor.

**TOGETHER** with all and singular ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever, in law, equity, or otherwise howsoever, of, in, to, or out of the same.

**TO HAVE AND TO HOLD** the said hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Janet L. Walter, her heirs and assigns, to and for the only proper use and behoof of the said Janet L. Walter, her heirs and assigns forever.

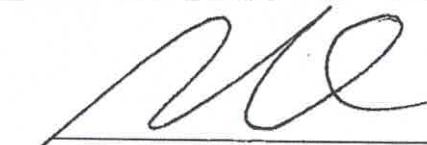
**AND**, the said Paul Doriani, Executor of the Estate of Betty G. Walter, late of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, does covenant, promise and agree, to and with the said Janet L. Walter, her heirs and assigns, that he the said Paul Doriani, Executor of the Estate of Betty G. Walter, late of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, has not done, committed, knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, are, shall, or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.



**CERTIFICATE OF RESIDENCE**

I hereby certify that the precise residence of the Grantee herein is as follows:

1596 Daugherty's Run Road, Williamsport, Pennsylvania 17701



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Attorney or Agent for Grantee