Receipt 314222

Printed 04-19-2018 08:46:32

Joseph L. Davidson
Recorder of Deeds - Centre County
414 Holmes Street Suite 1
Bellefonte, PA 16823

KAUFFMAN, ROSADEL
432 ROLLING RIDGE DRIVE
SUITE 3B
STATE COLLEGE PA 16801

DEED - NONTAXABLE
R 02214-0422A 838 4 pages
1 BURGER, BRIAN B
2 BURGER, JANICE R
********** RETURN TO **********
KAUFFMAN, ROSADEL
432 ROLLING RIDGE DRIVE
SUITE 3B
STATE COLLEGE PA 16801
****

County Fee	18.00
State Writ	.50
ATJ Fee	40.25
Affordable Housing	11.50
DEED - NONTAXABLE	70.25

Commonwealth of Pennsylvania)
)
County of Centre)

Recorded on Apr 19, 2018

By: JOSEPH L. DAVIDSON
RECORDER OF DEEDS
CENTRE COUNTY

This sheet includes required recording and tax information and is part of the official record. DO NOT DETACH

Engle Kauffman
4.3
70.25

R 02214-0422 Apr 19, 2018
BURGER, BRIAN B
BURGER, JANICE R
04-19-2018
08:43:13
DN 5 pgs
RECORDER OF DEEDS

----------Above space for recording----------

Deed

THIS DEED, made the 9 day of April, in the year two thousand eighteen (2018).

BETWEEN:

BRIAN B. BURGER and **JANICE R. BURGER,** his wife, of Coburn, Centre County, Pennsylvania, as parties of the first part and hereinafter referred to as **GRANTORS,**

- A N D -

JANICE R. BURGER, an adult individual, of Coburn, Centre County, Pennsylvania, as party of the second part and hereinafter referred to as **GRANTEE,**

WITNESSETH, that in consideration of the sum of **ONE and 00/100 ($1.00) DOLLAR,** in hand paid, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees:

ALL that certain lot or tract of land situate in Haines Township, Centre County, Pennsylvania, bounded and described as follows:

BEGINNING at a pk nail in center of T.R. 516-1 at the northwest corner of lands of Terry G. Weaver recorded in Plat Book 40 at page 150; thence along lands now or formerly of Joseph Hostetler, N 64° 58' 00" E, a distance of 820.76 feet to an iron pin set; thence along lands now or formerly of Centre Foods Enterprises, Inc., S 41° 23' 10" E, a distance of 523.82 feet to an iron pin; thence along Lot 1, S 64° 00' 00" W, a distance of 1141.73 feet to a point in the center of T.R. 516-1 crossing an iron pin set at 1116.73 feet; thence along the centerline of said road, N 23° 33' 30" W, a distance of 22.78 feet to a point of curvature of a curve to the right having a radius of 240.68 feet; thence along the arc of said curve a distance of 193.69 feet to a point of curvature of a curve to the left having a radius of 198.27 feet; thence along the arc of said curve a distance of 132.02 feet; thence along the same, N 16° 20' 53" W, a distance of 216.22 feet to the point of beginning.

BEING Lot No. 2 of the Final Plan of Subdivision of Lands of Terry G. Weaver, dated September 5, 1989 and recorded in Centre County Plat Book 40 at page 150, containing approximately 11.37 acres.

BEING known as Centre County Uniform Parcel Identifier Tax Parcel Number 23-07-119C.

BEING the same premises which Terry G. Weaver and C. Diane Weaver, by their deed dated November 30, 1989 and recorded in Centre County Record Book 511, Page 376, granted and conveyed unto Brian B. Burger and Janice R. Burger, the Grantors herein.

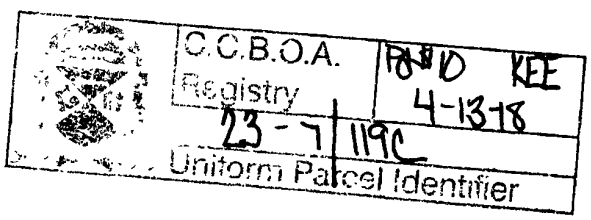
IT IS HEREBY CERTIFIED that the within transfer is between parties who are or formerly were husband and wife, and is a transfer of premises acquired by the parties during the course of their marriage, and therefore, exempt from transfer tax.

The property conveyed herein is UNDER AND SUBJECT to the following conditions, restrictions and covenants running with the land:

1. No house trailer, mobile home, basement (inhabited but unfinished structure), tent or other temporary structure shall be kept, maintained or allowed on the premises. This provision shall not prohibit the temporary use of a structure for a period not exceeding thirty (30) consecutive days.

2. No open pit (excluding swimming facilities) animal waste mounds, junk automobile, abandoned automobiles or other junk materials, open refuse dumping or landfill shall be kept or maintained upon the subject premises. This provision shall not prohibit the related practices of agriculture or animal husbandry on the premises, nor shall the orderly, discreet storage of items for personal or hobby-type use be prohibited on the premises.

3. The property may not be subdivided into parcels of less than five (5) acres.



AND the said Grantors will SPECIALLY WARRANT AND FOREVER DEFEND the property hereby conveyed.

IN WITNESS WHEREOF, said Grantors have executed this deed the day and year first above-written.

Sealed and delivered in the presence of

WITNESS:

WITNESS:

Brian B. Burger

Janice R. Burger

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF CENTRE)

On this, the 9 day of April, 2018, before me a Notary Public, the undersigned officer, personally appeared **BRIAN B. BURGER**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

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

Commonwealth of Pennsylvania - Notary Seal
Rosadele Kauffman, Notary Public
Centre County
My commission expires December 15, 2021
Commission number 1082232
Member, Pennsylvania Association of Notaries

Notary Public

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF CENTRE)

On this, the 9 day of April, 2018, before me a Notary Public, the undersigned officer, personally appeared **JANICE R. BURGER**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.

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

Commonwealth of Pennsylvania - Notary Seal
Rosadele Kauffman, Notary Public
Centre County
My commission expires December 15, 2021
Commission number 1082232
Member, Pennsylvania Association of Notaries

Rosadele Kauffman
Notary Public

CERTIFICATE OF RESIDENCE

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

174 Bartges Road
Coburn, PA 16832

Rosadele Kauffman
Attorney or Agent for Grantee

ENGLE KAUFFMAN, P.C.
432 Rolling Ridge Drive, Suite 3B
State College, PA 16801