WARRANTY DEED

MADE the 9th day of February, in the year two thousand ten (2010).

BETWEEN: Richard E. Bitner and **Lee Ann Frankenfield**, his wife, of the Township of Castanea, County of Clinton, and Commonwealth of Pennsylvania,

GRANTORS

AND

Lee Ann Frankenfield, married, as her sole and separate property, of the Township of Castanea, County of Clinton, and Commonwealth of Pennsylvania,

GRANTEE

WITNESSETH: that in consideration of **ONE DOLLAR ($1.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey all of their right, title, and interest in the property including, without limitation, all equitable rights to the said Grantee, her heirs and assigns,

ALL that certain lot or parcel of land situate in the Township of Castanea, County of Clinton, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

> **BEGINNING** at a stake on the east line of Collegewood Street and at the south line of lot now or formerly of James Raab; thence, along lot now or formerly of Raab easterly one hundred thirty (130) feet to a stake; thence, southerly eighty-two (82) feet to a stake at the north line of lot now or formerly of Charles A. Brown; thence, along lot now or formerly of Brown westerly one hundred thirty (130) feet to the east line of Collegewood Street; thence, along Collegewood Street northerly eighty-two (82) feet to the place of beginning.

CLINTON COUNTY ASSESSMENT OFFICE
UPI Registry
06-03061
UPI Number
02/26/10
Date

RECORDERS OFFICE
CLINTON COUNTY, PA

2010-00707

75.00

FILED
CLINTON COUNTY, PA
2010 FEB 26 A 11:43
GAIL M. GEPHART
RECORDER OF DEEDS

THE improvements thereon erected consist of a one story frame dwelling.

BEING the same premises granted and conveyed unto Richard E. Bitner, unmarried, by deed of Richard E. Bitner, unmarried, and Karen A. Bitner, unmarried, dated the 12th day of July, 1976, and recorded in the Office of the Recorder of Deeds of Clinton County on the 12th day of July, 1976, in Deed Book 257, Page 199.
FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN IN THE OFFICE OF THE TAX ASSESSOR OF CLINTON COUNTY AS TAX PARCEL NO. H-01-0002.

THIS CONVEYANCE IS BETWEEN HUSBAND AND WIFE AND IS THEREFORE EXEMPT FROM REALTY TRANSFER TAXATION.

AND the said Grantors will specially warrant and forever defend the property hereby conveyed.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed and delivered in
the presence of:

Richard E. Bitner

Lee Ann Frankenfield

CERTIFICATE OF RESIDENCE

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

Lee Ann Frankenfield
1 Collegewood Avenue
Lock Haven, PA 17745

I hereby certify that the Property address is as follows:

1 Collegewood Avenue
Lock Haven, PA 17745

Attorney or Agent for Grantee

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF LYCOMING :

ON THIS, the 9th day of February, 2010, before me, **Dawn M. Ball**, the undersigned officer, personally appeared **Tammy A. Weber**, PA ID No. 46538, known to me or satisfactorily proven to be a member of the bar of the highest court of said state and a subscribing witness to the within instrument, and certified that she was personally present when **Richard E. Bitner** and **Lee Ann Frankenfield**, whose names are subscribed to the within instrument executed the same, and that the said persons acknowledged that they executed the same for the purpose therein contained.

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

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DAWN M. BALL, NOTARY PUBLIC
CITY OF WILLIAMSPORT, LYCOMING COUNTY
MY COMMISSION EXPIRES MAY 5, 2012

My Commission Expires