LYCOMING COUNTY
VERIFIED/ASSIGNED UPI
43-001-653

Instrument 201300001385 OR book 7879 Page 70

This Deed,

Made the 23rd day of January, Two Thousand Thirteen (2013).

Between **BARBARA STIBER, Executrix of the Estate of WILLIAM E. KRAINAK,** late of the City of Williamsport, County of Lycoming, Commonwealth of Pennsylvania,

"GRANTOR"

AND

BARBARA STIBER, single, of the City of Williamsport, County of Lycoming, Commonwealth of Pennsylvania, hereinafter referred to as **"GRANTEE"**

Whereas, the said **WILLIAM E. KRAINAK**, died on the 26th day of November, 2012 and is the sole owner in that certain real property hereinafter described; and

Whereas, the said **WILLIAM E. KRAINAK**, by virtue of his Last Will and Testament dated the 4th day of April, 2003, appointed **BARBARA STIBER** as Executrix of his Estate; and

Whereas, **BARBARA STIBER** duly qualified as Executrix of the Estate of **WILLIAM E. KRAINAK** before the Register of Wills of Lycoming County, and Letters Testamentary were issued by the Register of Wills to the said **BARBARA STIBER** on the 14th day of December, 2012, at Docket Number 41-12-0653;

Whereas, the Last Will and Testament of **WILLIAM E. KRAINAK** specifically devised the hereinafter described real property to Barbara Stiber;

Now this Indenture Witnesseth, That the said **BARBARA STIBER, Executrix of the Estate of WILLIAM E. KRAINAK**, for and in consideration of the sum of **--- ONE DOLLAR AND NO CENTS ($1.00)---** lawful money of the United States, to them well and truly paid by **BARBARA STIBER**, 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 **BARBARA STIBER**.

ALL that certain piece, parcel and lot of land situate in the Township of Old Lycoming, County of Lycoming and Commonwealth of Pennsylvania, known on the Plan of Lundy Park as Lot No. 19, bounded and described as follows, to-wit:

BEGINNING at an iron pin in the southern line of Ridgedale Avenue, said iron pin marking the Northeast corner of Lot No. 17 and being 85.0 feet East of the intersection of the southern line of Ridgedale Avenue with the eastern line of Westbury Place; thence along the southern line of Ridgedale Avenue, South 71 degrees 33 minutes East, 80.0 feet to an iron pin; thence along the western line of Lots 24 and 26, South 17 degrees 27 minutes West, 120.0 feet to an iron pin; thence along the northern line of Lot No. 21, North 71 degrees 33 minutes West, 80.0 feet to an iron pin; thence along the eastern line of Lot No. 17, North 18 degrees 27 minutes East, 120.0 feet to the place of beginning.

The within conveyance is made subject to the following conditions, restrictions and covenants which shall be binding upon and inure to the benefit of the parties herein and each of them, their heirs, executors, administrators, successors and assigns:

1. No structure shall be erected nearer than 5 feet from the side boundary of the lot. The total of both side yards shall be less than 15 feet.

2. No structures of a temporary nature, trailer, tent, shack or other outbuildings shall be erected on premises.

3. The lot shall be used for residential purposes only.

4. Carports and garages shall be attached to the dwelling houses.

5. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

6. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purposes.

7. No TV towers shall be erected, nor TV antennas erected that are not directly on the roof of the residence.

8. No fence shall be erected or maintained on said plot nearer the street line or lines than the front wall or walls of the house.

9. These restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date hereof.

BEING the same premises granted and conveyed unto William E. Krainak, by deed of William E. Krainak and Barbara A. Krainak, dated the 21st day of May, 1991 and recorded in Lycoming County Deed Book 1702, Page 227.

FOR IDENTIFICATION PURPOSES ONLY, being known as all of Parcel No. 43-01-653 in the Office 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 **BARBARA STIBER**, its successors and assigns, to and for the only proper use and behoof of the said **BARBARA STIBER**, its successors and assigns forever.

AND, the said **BARBARA STIBER,** Executor of the **Estate of WILLIAM E. KRAINAK**, does covenant, promise and agree, to and with the said **BARBARA STIBER**, its successors and assigns, that he 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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Sealed and delivered in
the presence of

.....

Barbara Stiber .....{Seal}
BARBARA STIBER, Executrix of the Estate of WILLIAM E. KRAINAK

Instrument 201300001385 OR | book 7879 | Page 73

CERTIFICATE OF RESIDENCE

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

19 Ridgedale Avenue
Williamsport, PA 17701

.....
Attorney or Agent for Grantee
No title search requested

Commonwealth of Pennsylvania :
: ss.
County of Lycoming :

On this, the 23rd day of January, 2013 before me the undersigned officer, personally appeared **BARBARA STIBER, Executrix of the Estate of WILLIAM E. KRAINAK**, 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 seal.

My Commission Expires 8/13/2016

Tiera M. Ottaviano
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tiera M. Ottaviano, Notary Public
City of Williamsport, Lycoming County
My Commission Expires Aug. 13, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

FILED
LYCOMING COUNTY
2013 JAN 24 P 4:20
ANNABEL MILLER
RECORDER OF DEEDS

Malee Law Firm, P.C.
310 East Third Street
Williamsport, PA 17701

201300001385
Filed for Record in
LYCOMING COUNTY PA
ANNABEL MILLER, REGISTER & RECORDER
01-24-2013 At 04:19 pm.
DEED 62.00
STATE TAX .00
LOCAL TAX .00
OR book 7879 Page 70 - 74

REV-183 EX (04-10)

pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	0
Book Number / Instrument	201300001385 OR
Book Page	7879 74
Page Number	70
Date Recorded	1-24-13

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name: Andrea Pulizzi, Mclee Law Firm, P.C.
Telephone Number: 570-321-6112
Mailing Address: 310 East Third Street
City: Wmspt
State: PA
ZIP Code: 17701

B. TRANSFER DATA

C. Date of Acceptance of Document: 1/23/2013

Grantor(s)/Lessor(s): Barbara Stiber, Executrix of the Estate of William E. Krainak
Mailing Address: 19 Ridgedale Avenue
City: Williamsport
State: PA
ZIP Code: 17701

Grantee(s)/Lessee(s): Barbara Stiber
Mailing Address: 19 Ridgedale Avenue
City: Williamsport
State: PA
ZIP Code: 17701

D. REAL ESTATE LOCATION

Street Address: 19 Ridgedale Avenue
City, Township, Borough: Williamsport
County: Lycoming
School District: Williamsport
Tax Parcel Number: 43-001-053

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
$0.00	+ $1.00	= $1.00
4. County Assessed Value	**5. Common Level Ratio Factor**	**6. Fair Market Value**
$93,620.00	X 1.25	= $117,025.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
100%	100%	100%

Check Appropriate Box Below for Exemption Claimed.

☒ Will or intestate succession. William E. Krainak (Name of Decedent) 41-12-0653 (Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)

☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☐ Other (Please explain exemption claimed.)

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date: 1/24/13

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.