

**TIOGA COUNTY  
RECORDER OF DEEDS**

**Jane E. Wetherbee, Recorder**

116 Main Street  
Wellsboro, Pennsylvania 16901

**\*RETURN DOCUMENT TO:**

LAWRENCE B. MANSFIELD, ESQUIRE  
9 E. MAIN STREET  
P.O. BOX 294  
MANSFIELD, PA 16933-0294

Instrument Number - 201609636

Recorded On 10/27/2016 At 9:37:59 AM

\* Instrument Type - DEED

\* Total Pages - 5

Invoice Number - 256330

\* Grantor - COLE, RAYMOND

\* Grantee - ADAM, ZACHARY T

\* Customer - LAWRENCE B. MANSFIELD, ESQUIRE

**\* FEES**

STATE TRANSFER TAX	\$750.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$35.50
RECORDING FEES	\$13.00
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
SOUTHERN TIOGA SCHOOL	\$375.00
REALTY TAX	
RICHMOND TOWNSHIP	\$375.00
TOTAL PAID	\$1,554.00

I hereby CERTIFY that this document is  
Recorded in the Recorder of Deeds Office  
Of Tioga County, Pennsylvania

*Jane E. Wetherbee*  
Jane E. Wetherbee

Recorder of Deeds



THIS IS A CERTIFICATION PAGE

**Do Not Detach**

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

01916D



(H)

WARRANTY DEED

DO NOT PUBLISH

# This Deed,

MADE the 13<sup>th</sup> day of **October** in the year **two thousand sixteen (2016)**.

**BETWEEN RAYMOND COLE and MARY LOU COLE, huband and wife, of 35 East Elmira Street,  
Mansfield, Pennsylvania 16933 . . . . . GRANTORS**

**AND**

**ZACHARY T. ADAM, of P. O. Box 356, Tioga, Pennsylvania 16936 . . . . . GRANTEES**

**WITNESSETH, that in the consideration of SEVENTY-FIVE THOUSAND AND 00/100 (\$75,000.00)----DOLLARS, in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantee, his heirs and assigns forever,**

**ALL THAT TRACT OR PARCEL OF LAND, situated in the Township of Richmond, County of Tioga, and Commonwealth of Pennsylvania being known as Lot "E" on a subdivision done by K. Robert Cunningham in April of 1999 and revised June 14, 1999, being more particularly described pursuant to said survey as follows:**

**BEGINNING:** at a point, said point being the Northeasternmost point hereof and being located at No. 5 iron rod set the intersection of lands now or formerly of Daniel Forrestal and of Armore Development Co.; thence along lands now or formerly of Armore Development Co. South 22 degrees 43 minutes wo seconds West 15.57 feet to an iron rod found; thence continuing along lands of Armore Development Co. South 22 degrees 45 minutes 18 seconds West 185.04 feet to an iron rod found, said point being the Southeasternmost point hereof; thence continuing along lands of Armore Deveopment Co. North 74 degrees 39 minutes 52 seconds West 342.04 feet to a No. 5 iron rod set, said point being the Southwesternmost point hereof; thence along lands now or formerly of the Pennsylvania Department of Transportation North 34 degrees 09 minutes 31 seconds West 142.87 feet and North 17 degrees 20 minutes 37 seconds East 133.97 feet to a point, said point being the Northwesternmost point hereof; thence along remaining lands of John R. Martin et ux South 71 degrees 17 minutes 54 seconds East 472.69 feet to the point and place of beginning.

**CONTAINING 2.148 acres, more or less.**

**EXCEPTING AND RESERVING** an easement Right of Way 18 feet in width along the northern boundary of the above described land a distance of 100 feet from the Easternmost boundary line, reserved for the purpose of installing and maintaining utility services for the benefit of Lot B, Lot C and Lot E as shown on the survey map referred to above.



**SUBJECT** to easements, restrictions, and rights-of-way of record and to those more particularly contained in a Deed dated April 28, 2003 and recorded May 1, 2003 in Tioga County Record Book 751 Page 8911 as the same may still apply.

**BEING** a portion of the premises conveyed by Raymond Cole to Raymond Cole and Mary Lou Cole, by Deed dated October 17, 2008 and recorded October 17, 2008 in Tioga County Record Book 779 Page 431.

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

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

Sealed and delivered in the presence of:

\_\_\_\_\_  
\_\_\_\_\_  
 (Seal)  
**RAYMOND COLE**  
 (Seal)  
**MARY LOU COLE**

**CERTIFICATE OF RESIDENCE**

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

P.O. Box 356  
Tioga PA 16946

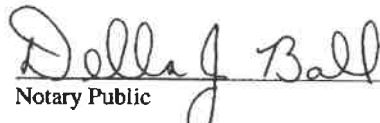
  
\_\_\_\_\_  
Attorney or Agent for Grantees

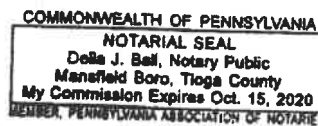
**ACKNOWLEDGMENT**

Commonwealth of Pennsylvania  
County of Tioga :SS

On this, the 14<sup>th</sup> day of October, 2016, before me, a Notary Public, the undersigned officer, personally appeared **RAYMOND COLE**, 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.

  
\_\_\_\_\_  
Notary Public



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

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

Sealed and delivered in the presence of:

\_\_\_\_\_  
*Jennifer L. Mirecki*  
JENNIFER L. MIRECKI  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires May 12, 2020

\_\_\_\_\_  
RAYMOND COLE (Seal)

\_\_\_\_\_  
*Mary Lou Cole*  
MARY LOU COLE (Seal)

**CERTIFICATE OF RESIDENCE**

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

\_\_\_\_\_  
Attorney or Agent for Grantees

**ACKNOWLEDGMENT**

Commonwealth of Pennsylvania  
County of Tioga :SS

On this, the 14<sup>th</sup> day of October, 2016, before me, a Notary Public, the undersigned officer, personally appeared **RAYMOND COLE**, 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.

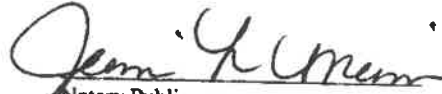
\_\_\_\_\_  
*Robin L. Weiss*  
Notary Public

**ACKNOWLEDGMENT**

State of New Jersey  
County of :SS

On this, the 13 day of October, 2016, before me, a Notary Public, the undersigned officer, personally appeared **MARY LOU COLE**, 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.

  
Notary Public

**JENNIFER L. MERRICK**  
**NOTARY PUBLIC OF NEW JERSEY**  
**My Commission Expires May 12, 2020**

COPY