

This Indenture,

MADE the 21ST day of NOVEMBER

in the year nineteen hundred and NINETY-SIX (1996)

BETWEEN IRENE B. LYON, Widow, and JOHN R. LYON, joined by his wife, SHIRLEY L. LYON, GRANTORS, hereinafter called the parties of the first part,

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WILLIAM E. LYON and CATHERINE C. LYON, husband and wife; JOHN R. LYON; and LINDA R. WOODS, as joint tenants with the right of survivorship, GRANTEES, hereinafter called the parties of the second part

~~of the second part~~ WITNESSETH, That said parties of the first part, for and in consideration of the sum of ONE (\$1.00)-----

Dollars, lawful money of the United States of America, well and truly paid by the said parties of the second part to the said parties of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, they granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second part, their heirs and assigns.

ALL THOSE TWO CERTAIN pieces, parcels and tracts of land, situate, lying and being in the Township of Shippen, County of Cameron and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL 1: BEGINNING at the southeast corner of Warrant No. 4954; THENCE, North along the eastern line of said Warrant, one hundred (100) rods to a pine stump; THENCE, West one hundred sixty-six and one-fourth (166 $\frac{1}{4}$) rods to line now or formerly of J. Bruner; THENCE, South twenty-three (23) degrees East along said Bruner line fifty-nine (59) rods to a post corner; THENCE, South along said Bruner line forty-five and one-half (45 $\frac{1}{2}$) rods to a hemlock stump on Warrant line; THENCE, along the Warrant line East one hundred forty-two and three-fourths (142 $\frac{3}{4}$) rods to the place of beginning; CONTAINING 93 acres, more or less.

PARCEL 2: BEGINNING at a post corner on the warrant line; THENCE, South forty (40°) degrees East twenty-three and three tenths (23.3) rods to a post corner near the residence of E.D. Mumford and it being the dividing line between this property and the property of E.D. Mumford; THENCE, North seventy-six (76°) degrees East thirteen and five tenths (13.5) rods to a post corner on the west side of the road; THENCE, along the west side of the road North ten (10°) degrees West fourteen and two tenths (14.2) rods to the warrant line; THENCE, West on the warrant line twenty-five and eight tenths (25.8) rods to the place of beginning.

BEING the same premises granted and conveyed by Irene B. Lyon, widow, and John R. Lyon and Shirley L. Lyon, husband and wife, to Irene B. Lyon and John R. Lyon, by Deed dated March 18, 1982, and recorded in Cameron County Record Book "13" at page 1. Grantor, Shirley L. Lyon, joins in this conveyance for purposes of granting and conveying unto the Grantees herein any right, title or interest she may have in or to the above described premises as the spouse of John R. Lyon. Further, it is the intention of the Grantees herein that each shall hereafter hold a one-fourth (1/4) interest in and to the above described premises.

BEING FURTHER IDENTIFIED as Tax Parcel Index Number 7-14-0-080-01-00, as shown on the Assessment Map of the Records of Cameron County, PA.

This is a transfer between parent and child, and brother and sister. The same therefore, is totally exempt from the Pennsylvania and Local Realty Transfer Taxes.

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THIS CONVEYANCE MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. This clause relating to coal and surface support is included herein for the purpose only of complying with the Act of Assembly No. 431 of July 17, 1957 and not with the intent or for the purpose of adding to, enlarging, diminishing or impairing, or in any wise affecting the grant or conveyance herein made.

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THE GRANTEES, for themselves, their heirs, personal representatives and assigns, do hereby acknowledge receipt from the Grantors herein of proper certification of zoning classification, use and uncorrected violations of housing, building, safety or fire ordinances, pursuant to the Act of June 23, 1976, P. L. 400, No. 89 (21 P. S. 611, et seq).

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TO THE KNOWLEDGE OF THE GRANTORS, and in compliance with the Solid Waste Management Act, as amended, Act No. 1980-97, the above-described premises have not been used for the disposal of hazardous waste.

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NOTICE - THE GRANTERS, for themselves, their heirs, personal representatives, and assigns, do hereby acknowledge that they have been fully advised by Grantors herein that, at the time of this conveyance, there is no community sewage system available for the premises described, and the Grantees, by delivery to and acceptance of this Deed, will assume full, complete and absolute responsibility to secure a Permit, if necessary, for an individual sewage system from the local agency charged with administering the Pa. Sewage Facilities Act, (35 P. S. 750.1, et seq.), and that the Grantors, their heirs, personal representatives and assigns, shall be completely relieved from any responsibility or liability for the possible inability of the Grantees to secure the said Permit. This Notice is given pursuant to 35 P. S. 750.7a of the PA Sewage Facilities Act.