



R 02271-0325 Apr 29, 2021

Songer, Thomas F
Saybrook Property Owners Association

04/29/2021
14:22:04

DEED 13pgs RECORDED OF DEEDS
Electronically Recorded / Submitted by Simplifi

THIS DEED

MADE THE 3rd day of January in the year of our Lord Two Thousand Nineteen (2020)

BETWEEN **THOMAS F. SONGER, ROBERT E. POOLE, DON E. HAUBERT, AND S & A HOMES, INC.,** formerly known as **S & A CUSTOM BUILT HOMES, INC.,** a Pennsylvania corporation, partners, **T/D/B/A WPSH ASSOCIATES,** a Pennsylvania partnership, by and through Robert E. Poole, its Attorney-in-Fact, presently of State College, Centre County, Pennsylvania,

GRANTOR

A N D

SAYBROOK PROPERTY OWNERS ASSOCIATION, presently of State College, Centre County, Pennsylvania,

GRANTEE

WITNESSETH, that in consideration of **ONE (\$1.00) DOLLAR,** in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee,

Parcel A:
Saybrook, 20' Wide Walkway R/W East

ALL that certain tract of land situated in Ferguson Township, Centre County, Pennsylvania, being a 20' wide walkway R/W east, as shown on the Saybrook Single-Family Residential Development Final Subdivision Plan, Section III, dated October 28, 1995, by PennTerra Engineering, Inc., State College, PA, and recorded January 14, 1997 at PB 53, Pg. 65 in Centre County, Pennsylvania, being bounded and described as follows:

BEGINNING at an iron pin, lying in an easterly R/W line of North Foxpointe Drive (70' R/W) and being a southerly corner of Lot No. 138; thence along Lot No. 138, North 47° 54' 51" East, 101.12 feet to an iron pin; thence continuing along Lot No. 38, along a curve to the right, having a chord bearing of North 50° 08' 14" East, a chord distance of 79.13 feet, a radius of 1,020.00 feet, and an arc length of 79.15 feet to an iron pin, being an easterly corner of Lot No. 138, being a southerly corner of Lot No. 124 and lying in a northerly R/W line of a 20' walkway easement; thence crossing said R/W, South 66° 55' 44" East, 23.00 feet to an iron pin lying in a southerly R/W line of said walkway easement being a westerly corner of Lot No. 125 and being a northerly corner of Lot No. 137; thence along Lot No. 137, along a curve to the left, having a chord bearing of South 50° 27' 35" West, a chord distance of 88.83 feet, a radius of 1,000.00 feet, and an arc length of 88.86 feet to an iron pin; thence continuing along Lot No. 137, South 47° 54' 51" West, 101.12 feet to an iron pin, being a westerly corner of Lot No. 137 and lying in an easterly R/W line of North Foxpointe Drive; thence along the North Foxpointe Drive R/W, along a curve to the

right, having a chord bearing of North 42° 05' 09" West, a chord distance of 20.00 feet, a radius of 965.00 feet, and an arc length of 20.00 feet to an iron pin, being the place of beginning.

Being part of Centre County Tax Map Number 24-442/100Z.

Parcel B:

Saybrook, 20' Wide Walkway R/W West

ALL that certain tract of land situated in Ferguson Township, Centre County, Pennsylvania, being a 20' wide walkway R/W west, as shown on the Saybrook Single-Family Residential Development Final Subdivision Plan, Section III, dated October 28, 1995, by PennTerra Engineering, Inc., State College, PA, and recorded January 14, 1997 at PB 53, Pg. 65 in Centre County, Pennsylvania being bounded and described as follows:

BEGINNING at an iron pin, lying in a westerly R/W line of North Foxpointe Drive (70' R/W) and being a northerly corner of Lot No. 165; thence along Lot No. 165, South 47° 54' 51" West, 97.13 feet to an iron pin; thence continuing along Lot No. 165, along a curve to the right, having a chord bearing of South 49° 26' 41" West, a chord distance of 53.96 feet, a radius of 1,010.00 feet, and an arc length of 53.96 feet to an iron pin, being a westerly corner of Lot No. 165, being a northerly corner of Lot No. 183 and lying in a southerly R/W line of a 20' walkway easement; thence crossing said R/W, North 36° 00' 54" West, 20.03 feet to an iron pin lying in a northerly R/W line of said walkway easement, being an easterly corner of Lot No. 184 and being a southerly corner of Lot No. 164; thence along Lot No. 164, along a curve to the left, having a chord bearing of North 49° 24' 52" East, a chord distance of 51.84 feet, a radius of 990.00 feet, and an arc length of 51.84 feet to an iron pin; thence continuing along Lot No. 164, North 47° 54' 51" East, 97.13 feet to an iron pin, being an easterly corner of Lot No. 164 and lying in a westerly R/W line of North Foxpointe Drive; thence along North Foxpointe Drive R/W, along a curve to the left, having a chord bearing of South 42° 05' 09" East, a chord distance of 20.00 feet, a radius of 1,035.00 feet, and an arc length of 20.00 feet to an iron pin, being the place of beginning.

Being part of Centre County Tax Map Number 24-442/100Z.

Parcel C:

Saybrook Section 8, 20' Cross Lot Walkway

ALL that certain tract of land situated in Ferguson Township, Centre County, PA, being a 20' cross-lot walkway, as shown on a Plan entitled, "Saybrook, Single-Family Residential Development; Final Subdivision Plan, Section Eight," dated April 26, 2004 by PennTerra Engineering, Inc., State College, PA, and recorded at the Centre County Recorder of Deeds Office in Plat Book 73, Pg. 108, being bounded and described as follows:

BEGINNING at an iron pin, being an easterly corner of Lot No. 124 and lying in a westerly R/W line of Northampton Street (50'R/W); thence along said R/W South 36°00' 54" East, 20.17 feet to an iron pin, lying in a westerly line of said R/W and being a northerly corner of Lot No. 125; thence along said lot, along a curve to the right, having a chord bearing of South 57° 15' 40" West, a chord distance of 148.42 feet, a radius of 1000.00 feet and an arc length of 148.56 feet to an iron

pin, being a westerly corner of said lot, a northerly corner of lands owned now or formerly by Paul & Beatrice R. Winkler (Tax Parcel 24-442-6, RB 1115 Pg. 352-Lot No. 137) and an easterly corner of an extension of a 20' cross-lot walkway; thence along said future extension of walkway, North 66° 55' 44" West, 23.00 feet to an iron pin, lying in a northerly line of said lands and being a southerly corner of Lot No. 124; thence along said lot, along a curve to the left, a chord bearing of North 56° 51' 52" East, a chord distance of 160.20 feet, a radius of 1020.00 feet and an arc length of 160.37 feet to an iron pin, being the place of beginning.

Being part of Centre County Tax Map Number 24-442/100Z.

The 20' cross-lot walkway is subject to a 10' sidewalk and utility easement along its street frontage.

Parcel D:

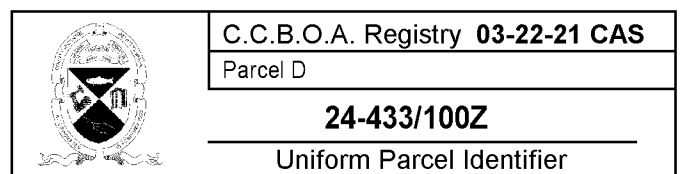
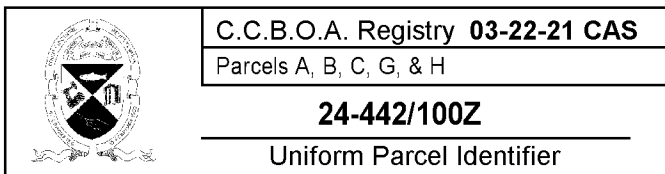
Saybrook Section 8, 20' Cross Lot Walkway


ALL that certain tract of land situated in Ferguson Township, Centre County, PA, being a 20' cross-lot walkway, as shown on a Plan entitled, "Saybrook, Single-Family Residential Development; Final Subdivision Plan, Section Eight," dated April 26, 2004 by PennTerra Engineering, Inc., State College, PA, and recorded at the Centre County Recorder of Deeds Office in Plat Book 73, Pg. 108, being bounded and described as follows:

BEGINNING at an iron pin, being an easterly corner of Lot No. 150 and lying in a westerly R/W line of Barnstable Lane (50'R/W); thence along said R/W South 36° 00' 54" East, 20.04 feet to an iron pin, lying in an easterly line of said R/W and being a northerly corner of Lot No. 151; thence along said lot and along Lot No. 155, along a curve to the right, having a chord bearing of South 61° 46' 54" West, a chord distance of 287.56 feet, a radius of 2010.00 feet and an arc length of 287.81 feet to an iron pin, being a westerly corner of said lot and a northerly corner of Lot No. 155; thence along said lot, along a curve to the right, having a chord bearing of South 65° 09' 03" West, a chord distance of 25.58 feet, a radius of 1000.00 and an arc length of 25.58 feet to an iron pin, being a westerly corner of said lot and lying in a northerly R/W line of Northampton Street (50'R/W); thence along said R/W North 36° 00' 54" West, 20.33 feet to an iron pin, lying in a northerly line of said R/W and being a southerly corner of Lot No. 156; thence along said lot, along a curve to the left, a chord bearing of North 65° 02' 50" East, a chord distance of 29.77 feet, a radius of 1020.00 feet and an arc length of 29.78 feet to an iron pin; thence continuing along said lot and along Lot No. 150, along a curve to the left, having a chord bearing of North 61° 48' 01" East, a chord distance of 283.41 feet, a radius of 1990.00 feet and an arc length of 283.65 feet to an iron pin, being the place of beginning.

Being Centre County Tax Map Number 24-433/100Z.

The 20' cross-lot walkway is subject to a 10' sidewalk and utility easement along its street frontage.



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	Parcel E
24-432/60 <hr/> Uniform Parcel Identifier	

Parcel E:
Saybrook, Lot No. 96 (Open Space)

ALL that certain tract of land situated in Ferguson Township, Centre County, PA, being Lot No, 96 (Open Space), as shown on the Saybrook Single-Family Residential Development, Final Subdivision Plan, Section 1, dated January 20, 1993 by PennTerra Engineering, Inc., State College, PA, and recorded at the Centre County Recorder of Deeds Office in Plat Book 48, Pg. 35, being bounded and described as follows:

BEGINNING at an iron pin being a westerly corner of Lot No. 95, and lying in an easterly R/W of North Foxpointe Drive (70' R/W); thence along the North Foxpointe Drive R/W, along a curve to the right, having a chord bearing of North 39° 04' 20" West, a chord distance of 353.75 feet, a radius of 965.00 feet, and an arc distance of 355.76 feet to an iron pin lying in said R/W and being a southerly corner of Lot No. 97; thence along Lot No. 97, North 61° 29' 22" East, 138.78 feet to an iron pin; thence continuing along Lot No. 97, North 12° 03' 15" West, 125.00 feet to an iron pin; thence continuing along Lot No. 97, South 71° 11' 01" West, 165.18 feet to an iron pin, being a westerly corner of Lot No. 97 and lying in an easterly R/W of North Foxpointe Drive; thence along the North Foxpointe Drive R/W, along a curve to the right, having a chord bearing of North 18° 48' 59" West, a chord distance of 30.00 feet, a radius of 965.00 feet, and an arc distance of 30.00 feet to an iron pin lying in said R/W and being a southerly corner of Lot No. 98; thence along Lot No. 98, North 71° 11' 01" East, 168.73 feet to an iron pin; thence continuing along Lot No. 98, North 12° 03' 15" West, 74.79 feet to an iron pin, being an easterly corner of Lot No. 98 and being a southerly corner of Lot No. 100; thence along Lots No. 100, 101, 102, 103, a 20' drainage easement, and Lot 104, North 46° 21' 24" East, 692.81 feet to an iron pin, being an easterly corner of Lot No. 104 and lying in a westerly line of lands owned now or formerly by Calvin E. & Pamela T. Zimmerman (D.B. 468, Pg. 378); thence along the Zimmerman lands, South 35° 26' 29" East, 412.13 feet to an iron pin lying in said line and being a northerly corner of Lot No. 83, Phase 3; thence along Lot No. 83 and 84, South 89° 19' 26" West, 193.95 feet to an iron pin; thence continuing along Lots No. 84 and 85, North 85° 06' 04" West, 202.65 feet to an iron pin; thence continuing along Lots No. 85 and 86, South 46° 21' 24" West, 297.18 feet to an iron pin; thence continuing along Lots No. 86 and 87, South 12° 03' 15" East, 306.80 feet to an iron pin; thence continuing along Lots No. 87 and 93, South 27° 47' 48" East, 115.67 feet to an iron pin, being a westerly corner of Lot No. 93, Phase 3 and being a northerly corner of Lot No. 95; thence along Lot No. 95, South 40° 21' 59" West, 151.92 feet to an iron pin, being the place of beginning; containing 5.0257 acres.

Lot No. 96 (Open Space) is subject to a 10' wide utility easement along its Street frontage, a stormwater basin easement for Stormwater Basins 2 and 3, a stormwater basin easement as shown on a plan entitled "Saybrook Single-Family Residential Development, Final Subdivision Plan, Phase 10" recorded at the Centre County Recorder of Deeds Office in Plat Book 89, Pg. 58, and an easement for a future bike path being bounded and described as follows:

BEGINNING at an iron pin lying in an easterly R/W of North Foxpointe Drive (70' R/W) and being a southerly corner of Lot No. 98; thence along Lot No. 98, North 71° 11' 01" East, 168.73 feet to an iron pin, being an easterly corner of Lot No. 98 and being a westerly corner of Lot No. 96 (Open Space); thence traversing through the Open Space lands, North 80° 04' 41" East, 32.34

feet to a point; thence continuing through said lands, along a curve to the left, having a chord bearing of North 58° 46' 12" East, a chord distance of 103.18 feet, a radius of 240.00 feet, and an arc distance of 104.00 feet to a point; thence continuing through said lands, North 46° 21' 24" East, 81.67 feet to a point; thence continuing through said lands along a curve to the left, having a chord bearing of North 40° 33' 38" East, a chord distance of 98.97 feet, a radius of 490.00 feet, and an arc distance of 99.14 feet to a point; thence continuing through said lands, along a curve to the right, having a chord bearing of North 70° 28' 56" East, a chord distance of 186.81 feet, a radius of 160.00 feet, and an arc distance of 199.49 feet to a point; thence continuing through said land, along a curve to the left, having a chord bearing of South 82° 14' 17" East, a chord distance of 143.81 feet, a radius of 490.00 feet, and an arc distance of 144.33 feet to a point, thence North 89° 19' 26" East, 7.91 feet to a point; thence continuing through said lands along a curve to the left, having a chord bearing of North 68° 12' 55" East, a chord distance of 118.84 feet, a radius of 165.00 feet, and an arc distance of 121.58 feet to a point, lying in an easterly line of said lands and lying in a westerly line of lands owned now or formerly by Calvin E. & Pamela T. Zimmerman; thence along said lands, South 35° 26' 29" East, 76.45 feet to an iron pin, lying in said line and being a northerly corner of Lot No. 83, Phase III; thence along Lots No. 83 and 84, South 89° 19' 26" West, 193.95 feet to an iron pin; thence continuing along Lots 84 and 85, North 85° 06' 04" West, 202.65 feet to an iron pin; thence continuing along Lots No 85 and 86, South 46° 21' 24" West, 297.18 feet to an iron pin, being a westerly corner of Lot No. 86 and being an easterly corner of Lot No. 96 open space; thence traversing through said lands, South 58° 32' 17" West, 27.74 feet to a point; thence along a curve to the right, having a chord bearing of South 64° 51' 39" West, a chord distance of 57.27 feet, a radius of 260.00 feet, and an arc distance of 57.38 feet to a point; thence continuing through said lands, South 63° 10' 06" West, 35.86 feet to an iron pin, being a westerly corner of Lot No. 96 Open Space and being a northerly corner of Lot No. 97; thence along Lot No. 97, South 71° 11' 01" West, 165.18 feet to an iron pin, being a westerly corner of Lot No. 97 and lying in an easterly R/W of North Foxpointe Drive; thence along the North Foxpointe Drive R/W, along a curve to the right, having a chord bearing of North 18° 48' 59" West, a chord distance of 30.00 feet, a radius of 965.00 feet, and an arc distance of 30.00 feet to an iron pin, being the place of beginning.


BEING Centre County Tax Map Number 24-432/060.

Parcel F:

Saybrook Subdivision, Phase 9B, Basin 4

ALL that certain tract of land situated in Ferguson Township, Centre County, PA, being Basin 4, as shown on a plan entitled, "Saybrook Single-Family Residential Development, Final Subdivision Plan Phase 9B, Record Plan", dated October 25, 2012, by PennTerra Engineering, Inc., State College, PA, and recorded at the Centre County Recorder of Deeds Office in Plat Book 87, Pg. 18, being bounded and described as follows:

BEGINNING at an iron pin, being an easterly corner of lands owned now or formerly by S&A Custom Built Homes Inc. (Tax Parcel 24-442-17, R.B. 611, Pg. 844, R.B. 734, Pg. 646) and lying in a southerly R/W line of Longfellow Lane (50' R/W); thence along said R/W along a curve to the left, having a chord bearing of South 68° 43' 18" East, a chord distance of 15.00 feet, a radius of 340.00 feet, and an arc length of 15.00 feet to a point, lying in a southerly R/W line of said R/W

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Uniform Parcel Identifier	

and being a northerly corner of Lot 48; thence along said Lot 48 South 22° 32' 33" West, 191.24 feet to a point; thence continuing along said Lot 48 and along Lot 49 South 83° 54' 38" East, 182.06 feet to a point; thence continuing along Lot 49 South 34° 00' 59" East, 58.61 feet to a point, being a southerly corner of Lot 49 and lying in a northerly line of lands owned now or formerly by P. Glenn Strouse Family Trust (Tax Parcel 24-4-31, R.B. 1853, Pg. 988); thence along said Strouse lands South 55° 59' 01" West, 308.09 feet to a point, being a westerly corner of said Strouse lands and lying in an easterly line of lands owned now or formerly by Marlin A. Guiser (Tax Parcel 24-4-19, R.B. 1977, Pg. 981); thence along said Guiser lands North 36° 00' 54" West, 80.55 feet to a point, lying in an easterly line of said Guiser lands and being a southerly corner of said S&A lands; thence along said S&A lands North 22° 32' 33" East, 386.71 feet to an iron pin, being the place of beginning, containing 0.977 acres.

BEING Centre County Tax Map Number 24-443/100C.

Parcel G:

Saybrook, Cross-Lot Walkway

ALL that certain tract of land situated in Ferguson Township, Centre County, PA, being a cross-lot walkway, as shown on a Plan entitled, "Saybrook Single-Family Residential Development, Final Subdivision Plan, Section Six," dated November 15, 2002 by PennTerra Engineering, Inc., State College, PA, and recorded in the Centre County Recorder of Deeds Office in Plat Book 68, Pg. 123, being bounded and described as follows:

BEGINNING at an iron pin, being a westerly corner of Lot No. 183 and lying in an easterly R/W line of Longfellow Lane (50' R/W); thence along said R/W North 36° 00' 54" West, 20.00 feet to an iron pin, lying in an easterly line of said R/W and being a southerly corner of Lot No. 184; thence along said lot North 53° 59' 06" East, 128.97 feet to an iron pin; thence continuing along said lot along a curve to the left, having a chord bearing of North 52° 26' 59" East, a chord distance of 53.05 feet, a radius of 990.00 feet and an arc length of 53.05 feet to an iron pin, being an easterly corner of said lot and lying in a southerly line of lands owned now or formerly by Wish Associates (Tax Parcel 24-4-20, R.B. 611, pg. 844, Phase 3); thence along said lands South 36° 00' 54" East, 20.03 feet to an iron pin, lying in a westerly line of said lands and being a northerly corner of Lot No. 183; thence along said lot along a curve to the right, having a chord bearing of South 52° 28' 49" West, a chord distance of 53.05 feet, a radius of 1010.00 feet and an arc length of 53.05 feet to an iron pin; thence continuing along said lot South 53° 59' 06" West, 128.97 feet to an iron pin, being the place of beginning, containing 0.083 acres.

Being part of Centre County Tax Map Number 24-442/100Z.

The cross-lot walkway is subject to a 10-foot utility and sidewalk easement along its street frontage.

Parcel H:

Saybrook Section 7, 5' Bituminous Walkway within 15' Open Space Area

ALL that certain tract of land situated in Ferguson Township, Centre County, PA, being a 5-foot

bituminous walkway within 15-foot wide open space area, as shown on a Plan entitled, "Saybrook, Single-Family Residential Development; Minor Amendment of Final Subdivision Plan, Section Seven," dated July 13, 2004 by PennTerra Engineering, Inc., State College, PA, and recorded in the Centre County Recorder Deeds Office in Plat Book 72, Pg. 78, being bounded and described as follows:

BEGINNING at an iron pin, lying in a northerly R/W line of Barnstable Lane and being a southerly corner of Lot No. 75; thence along said lot North $41^{\circ} 30' 06''$ East, 179.72 feet to an iron pin, being an easterly corner of said lot lying in a westerly line of lands owned now or formerly by Michael P. Manahan Sr. (Tax Parcel 24-433-8, R.B. 1011, pg. 213); thence along said lands South $36^{\circ} 31' 57''$ East, 15.33 feet to an iron pin, lying in a westerly line of said lands and being a northerly corner of Lot No. 74; thence along said lot South $41^{\circ} 30' 06''$ West, 176.54 feet to an iron pin, being a westerly corner lot and lying in a northerly R/W line of Barnstable Lane; thence along said R/W along a curve to the left, having a chord bearing of North $48^{\circ} 29' 54''$ West, a chord length of 15.00 feet, a radius of 682.61 feet and an arc length of 15.00 feet to an iron pin, being the place of beginning.

Being part of Centre County Tax Map Number 24-442/100Z.

The 5-foot bituminous walkway within 15-foot wide open space area is subject to a 10-foot utility and sidewalk easement along its street frontage.


Parcel I:

Utility and Drainage Easement - Saybrook

ALL that certain tract of land situated in Ferguson Township, Centre County, PA, being a Utility and Drainage Easement as shown on a plan entitled, "Saybrook, Single-Family Residential Development, Final Subdivision Plan, Section One", dated January 20, 1993, by PennTerra Engineering, Inc., State College, PA, and recorded at the Centre County Recorder of Deeds Office in Plat Book 48, Pg. 35, being bounded and described as follows:

BEGINNING at an iron pin, lying in a westerly R/W line of Nantucket Circle (50' R/W) and being an easterly corner of Lot 108; thence along said Lot 108 along a curve to the right, having a chord bearing of $N44^{\circ}51'10''$ W feet, a chord distance of 197.95 feet, a radius of 545.61 feet, and arc length of 199.05 feet to a point, being a northerly corner of said Lot 108 and lying in a southerly R/W line of Sleepy Hollow Drive (60' R/W); thence along said R/W $N55^{\circ}56'22''$ E, 20.00 feet to a point, lying in a southerly R/W line of said Sleep Hollow Drive and being a westerly corner of Lot 107; thence along said Lot 107 along a curve to the left, having a chord bearing of $S44^{\circ}01'58''$ E feet, a chord distance of 175.64 feet, a radius of 525.61 feet, and arc length of 176.47 feet to a point, being a southerly corner of said Lot 107 and lying in a westerly R/W line of said Nantucket Circle; thence along said Nantucket Circle along a curve to the left, having a chord bearing of $S02^{\circ}10'19''$ E feet, a chord distance of 25.27 feet, a radius of 70.00 feet, and arc length of 25.41 feet to a point, being the place of beginning.

Being part of Centre County Tax Map Number 24-422/100Z.

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	Parcels I & J
	24-422/100Z <hr/> Uniform Parcel Identifier

Parcel J:
Drainage Easement - Saybrook

ALL that certain tract of land situated in Ferguson Township, Centre County, PA, being a Drainage Easement as shown on a plan entitled, "Saybrook, Single-Family Residential Development, Final Subdivision Plan, Section One", dated January 20, 1993, by PennTerra Engineering, Inc., State College, PA, and recorded at the Centre County Recorder of Deeds Office in Plat Book 48, Pg. 35, being bounded and described as follows:

BEGINNING at an iron pin, lying in a southerly R/W line of Nantucket Circle (50' R/W) and being a westerly corner of Lot 104; thence along said Lot 104 along a curve to the right, having a chord bearing of S50°10'13"E feet, a chord distance of 182.94 feet, a radius of 1189.30 feet, and arc length of 183.12 feet to a point, being a southerly corner of said Lot 104 and lying in a northerly line of Lot 96 Open Space; thence along said Lot 96 S46°21'24"W, 20.01 feet to a point, lying in a northerly line of said Lot 96 and being an easterly corner of Lot 103; thence along said Lot 103 along a curve to the left, having a chord bearing of N50°32'59"W feet, a chord distance of 193.83 feet, a radius of 1169.30 feet, and arc length of 194.06 feet to a point, being a northerly corner of said Lot 103 and lying in a southerly R/W line of said Nantucket Circle; thence along said Nantucket Circle along a curve to the left, having a chord bearing of N71°42'26"E feet, a chord distance of 24.93 feet, a radius of 70.00 feet, and arc length of 25.06 feet to a point, being the place of beginning.


Being part of Centre County Tax Map Number 24-422/100Z.

Parcel K:
Saybrook Section 2 Lot No. 17A

ALL that certain tract of land situated in Ferguson Township, Centre County, PA, being Lot No. 17A, as shown on the Saybrook Single-Family Residential Development, Final Subdivision Plan, Section 2, dated January 20, 1993 by PennTerra Engineering, Inc., State College, PA, and recorded at the Centre County Recorder of Deeds Office in Plat Book 48, Pg. 36, being bounded and described as follows:

BEGINNING at an iron pin being a common corner of Lot No. 30, lands owned now or formerly by Elmira Guiser (D.B. 141, Pg. 671) and lands owned now or formerly by Greenbriar Homeowners Association (D.B. 444, Pg. 28); thence along the Greenbriar Homeowners Association lands, N 35° 55' 16" W, 210.28 feet to an iron pin, lying in an easterly line of the Greenbriar Homeowners Association lands and being a southerly corner of Lot No. 17 (Park Land); thence along the Park Land lands, N 31° 50' 42" E, 215.00 feet to an iron pin; thence continuing along said lands, N 83° 03' 44" E, 104.01 feet to an iron pin; thence continuing along said lands, S 35° 55' 16" E, 175.00 feet to an iron pin, being a southerly corner of the Park Lands and lying in a westerly line of lot No. 29; thence along Lots 29 and 30, S 41° 12' 50" W, 297.47 feet to an iron pin, being the place of beginning; containing 1.4826 acres.

Being part of Centre County Tax Map Number 24-432/30.

	C.C.B.O.A. Registry 03-22-21 CAS
	Parcel J
	24-432/30 <hr/> Uniform Parcel Identifier

ALL BEING a portion of the larger premises which became vested in Thomas F. Songer, Donald W. Wagner, Robert E. Poole, and Don E. Haubert, t/d/b/a WPSH Associates, by Deed of Rebecca R. Strouse, Executrix u/w of Elwood C. Strouse, deceased, and Rebecca R. Strouse, individually, dated February 13, 1992 and recorded February 14, 1992 in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Record Book Volume 611, page 844. Thereafter, the said Donald W. Wagner conveyed his interest in said premises unto S & A Custom Built Homes, Inc., now known as S & A Homes, Inc., one of the Grantors herein, by Deed dated November 20, 1993 and recorded in the Office of the Recorder of Deeds in and for Centre County, Pennsylvania in Record Book Volume 734, page 646. Robert E. Poole executed this deed on behalf of the Grantors above named pursuant to the authority vest in him by a Special Power-of-Attorney, dated August 16, 1993, and recorded in Record Book Volume 712, page 1092.

UNDER and SUBJECT to all other exceptions, reservations, conditions and restrictions as appear in prior conveyances.

THE GRANTOR HEREIN STATES THAT THE HEREINABOVE DESCRIBED PREMISES IS NOT PRESENTLY BEING USED FOR THE DISPOSAL OF HAZARDOUS WASTE, NOR TO THE BEST OF THEIR KNOWLEDGE, INFORMATION AND BELIEF HAS IT EVER BEEN USED FOR THE DISPOSAL OF HAZARDOUS WASTE. THIS STATEMENT IS MADE IN COMPLIANCE WITH THE SOLID WASTE MANAGEMENT ACT OF 1980-97.


This document 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. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument.

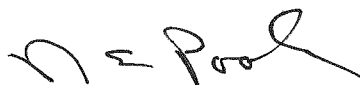
AND the said Grantor hereby covenants and agrees that it will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantor had hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the Presence of

**S & A Homes, Inc., Robert E. Poole,
Don E. Haubert, and Thomas F.
Songer, Partners, t/d/b/a WPSH
ASSOCIATES**


WITNESS

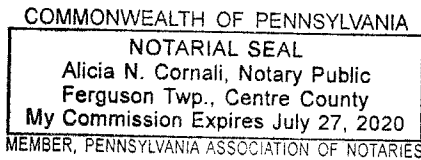

By: **Robert E. Poole**
Attorney-in-Fact

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF CENTRE :

On this, the 3RD day of JANUARY, 2020, before me, the undersigned officer, personally appeared **Robert E. Poole**, known to me (or satisfactorily proven) to be the persons whose name are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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



Alicia N. Cornali
Notary Public

CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and complete post office address of the within named Grantee is:

C/O Continental Real Estate Mgmt, Inc
300 South Allen St.
State College, PA 16801

July 22, 2020

[Signature]
Attorney for Grantee

This document was prepared by:

John M. Haschak, Esquire
LEVENTRY, HASCHAK & RODKEY, LLC
1397 Eisenhower Boulevard
Richland Square III, Suite 202
Johnstown, PA 15904
(814) 266-1799

REV-183
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid: _____
Book: _____ Page: _____
Instrument Number: _____
Date Recorded: _____

SECTION I TRANSFER DATA

Date of Acceptance of Document _____

Grantor(s)/Lessor(s) WPSH Associates	Telephone Number (814) 272-8877	Grantee(s)/Lessee(s) Saybrook Property Owners Assoc.	Telephone Number (814) 238-1598
Mailing Address 2121 Old Gatesburg Road		Mailing Address c/o 300 S Allen St,	
City State College	State PA ZIP Code 16803	City State College	State PA ZIP Code 16801

SECTION II REAL ESTATE LOCATION

Street Address Common areas and stormwater basins	City, Township, Borough Ferguson Township
County Centre	School District State College Area Tax Parcel Number See Attached

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 20,075.00	5. Common Level Ratio Factor x 4.13	6. Computed Value = 82,909.75

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 0.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
 - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
 - 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 (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Alicia Rudnik, Closing Coordinator	Telephone Number (814) 266-1799
Mailing Address 1397 Eisenhower Blvd, Richland Sqr III, Suite 202	City Johnstown State PA ZIP Code 15904

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: *Alicia Rudnik* Date: **04-16-2021**

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



Tax Parcel Numbers

24-442-,100Z,0000

24-433-,100Z,0000

24-432-,060-,0000

24-443-,100C,0000

24-422-,100Z,0000

24-432-,030-,0000