

DO NOT PUBLISH

This Deed

Made the 6th day of May, in the year
Nineteen hundred and eighty (1980)

Between NATHAN M. MacNEAL and RITA A. MacNEAL, his wife, of
the City of Hazleton, County of Luzerne and Commonwealth
of Pennsylvania,

"GRANTORS"

and

PETER J. FAGAN and ANN FAGAN, his wife, of the Township
of Sugarloaf, County of Luzerne and Commonwealth of
Pennsylvania,

"GRANTEES"

Witnesseth, That in consideration of Three Thousand Five Hundred
(\$3,500.00) ----- Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said grantors do
hereby grant and convey to the said grantees, their heirs and assigns,

ALL those certain parcels or lots of ground situate in the
Township of Sugarloaf, County of Luzerne and Commonwealth of
Pennsylvania, being Lots marked Numbers Ten (10) and Eleven (11) in
Block marked No. Three (3) on the plot or plan of "Reese Crest"
recorded in the Office of the Recorder of Deeds of Luzerne County
in Map Book No. 2 at Page No. 311, to which reference is hereby
made, the said lots being more particularly described as follows:

BEGINNING at a point in the southerly line of Maple Lane
which point is located as follows: from the southernmost corner
of the junction of Maple and Linden Lanes proceed South eighty
degrees twenty-one minutes East (S 80° 21' E) along the southerly
line of Maple Lane for a distance of three hundred sixty-five and
eighty-five one hundredths feet (365.85') to a point, the northeasterly
corner of Lot No. 9 which is the said point of BEGINNING:

THENCE South eighty degrees twenty-one minutes East (S 80°
21' E) along the southerly line of Maple Lane for a distance of one
hundred feet (100') to a point, the northwesterly corner of Lot No.
12;

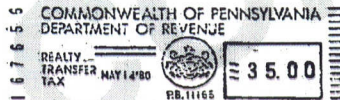
THENCE South zero degrees thirty-six minutes East (S 00°
36' E) along the westerly line of Lot No. 12 for a distance of one
hundred forty-one and eighty-one one-hundredths feet (141.81') to a
point, the southwesterly corner of Lot No. 12;

THENCE North eighty-two degrees forty-eight minutes West
(N 82° 48' W) for a distance of ninety-nine and thirty-two one-
hundredths feet (99.32') to a point, the southeasterly corner of
Lot No. 9;

THENCE North zero degrees thirty-six minutes West (N 00° 36' W) along the easterly line of Lot No. 9 for a distance of one hundred forty-six and fifteen one-hundredths feet (146.15'), to a point, the place of beginning.

BEING part of the same premises conveyed to the Grantors herein by deed dated April 17, 1978 and recorded April 18, 1978 in the Office of the Recorder of Deeds in and for Luzerne in Deed Book 1953 Page 33, being Parcel One of the aforesaid deed.

TOGETHER WITH and UNDER AND SUBJECT TO all the rights, privileges, exceptions, reservations, restrictions and conditions set forth in prior deeds in the chain of title.



MUNICIPALITY 41880 Search of Title
TRANSFER TAX PAID \$ 35.00
[AGENT] MAY FRANK CASTELLANO

BOOK 2019 PAGE 549

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS 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 grantors do hereby specially warrant
the property hereby conveyed.

In Witness Whereof, said grantors have hereunto set their hands
and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence of

Jennifer Dawson
Carol W. Morris

Nathan M. MacNeal
Rita A. MacNeal

Commonwealth of Florida
County of Hernando

On this, the 6th day of May 1980, before me a notary public
the undersigned officer, personally appeared Nathan M. MacNeal and Rita A. MacNeal

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument, and acknowledged that they executed the same for the purpose therein contained.
IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Carol W. Morris
Notary Public, State of Florida
My Commission Expires Feb. 28, 1981

Commonwealth of Pennsylvania
County of

On this, the day of 19 , before me
the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the person whose name 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 seal.

I Hereby Certify that the precise address of the grantee herein is
P. O. Box 11, Conyngham, Pa. 18219

[Signature]

State of
County of

} ss.

On this, the _____ day of _____ 19____, before me

the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the person whose name _____ 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 _____ seal.

RECORDED
FILED TAX PAID

1980 MAY 14 AM 10:17

DEEDS COUNTY OF
FRANK C. CASTELLANO
REC'D

August 639

DEED

NATHAN M. MACNEAL and
RITA A. MACNEAL, his wife.

TO

PETER J. FAGAN and
ANN FAGAN, his wife

Dated, May 6 1980

ENTERED FOR RECORD

at 10:17 AM

MAY 14 1980

Fee and Tax \$ 9.00

Deed Preparation by:

Henry A. Ciuliani

HENRY A. CIULIANI, ESQUIRE
Ciuliani & Besocke
Hazleton National Bank Building
Hazleton, Pennsylvania 18201

Henry A. Ciuliani
Peter J. Fagan
Box 36

Commonwealth of Pennsylvania }
County of Luzerne }

} ss.

Recorded in the Office for Recording of Deeds in and for Luzerne
County in Deed Book 219
page 545 Etc.

Witness my hand and seal of Office this 14
day of May Anno Domini 19 80

860x2019 PAGE 551

Frank C. Castellano

Recorder

Gift Deed

Made the 6th day of March, in the year
Nineteen hundred and eighty-five (1985)

Between NATHAN M. MacNEAL and RITA A. MacNEAL, his wife,
of the City of Hazleton, Luzerne County, Pennsylvania,
"GRANTORS"

and

PETER J. FAGAN and ANN FAGAN, his wife, of Conyngham,
Luzerne County, Pennsylvania,
"GRANTEES"

Witnesseth, That in consideration of Two Thousand Two Hundred
Fifty (\$2,250.00) - - - - - Dollars,
in hand paid, the receipt whereof is hereby acknowledged, the said grantors do
hereby grant and convey to the said grantees, their heirs and assigns,

ALL that certain parcel or lot of ground situate in the Town-
ship of Sugarloaf, County of Luzerne and Commonwealth of Pennsyl-
vania, being Lot No. Fourteen (14) in Block No. Three (3) on the
plot or plan of said "Reese Crest", bounded and described as follows:

BEGINNING at a point in the southerly line of Maple Lane which
point is located as follows: from the southern most corner of the
junction of Maple and Linden Lanes proceed South eighty degrees
twenty-one minutes East (S 80°21' E) along the southerly line of Maple
Lane for a distance of five hundred fifteen and eighty-five one-
hundredths feet (515.85') to a point, the northeasterly corner of
Lot No. 13 which is the said point of BEGINNING;

THENCE South eighty degrees twenty-one minutes East (S 80°21' E)
along the southerly line of Maple Lane for a distance of fifty feet
(50') to a point, the northwesterly corner of Lot No. 15;

THENCE South zero degrees thirty-six minutes East (S 00°36' E)
along the westerly line of Lot No. 15 for a distance of one hundred
forty and fifteen one-hundredths feet (140.15') to a point, the south-
westerly corner of Lot No. 15;

THENCE North seventy-five degrees sixteen minutes West
(N 75°16' W) for a distance of fifty-one and two one-hundredths feet
(51.02') to a point, the southeasterly corner of Lot No. 13; thence
North zero degrees thirty-six minutes West (N 00°36' W) along the
easterly line of Lot No. 13 for a distance of one hundred thirty-five
and seventy-eight one-hundredths feet (135.78') to a point, the place
of BEGINNING.

BEING part of the same premises conveyed to the Grantors herein
by deed dated April 17, 1978 and recorded in the Office of the
Recorder of Deeds in and for Luzerne County in Deed Book 1953 Page 33.

TOGETHER WITH AND UNDER AND SUBJECT to all the rights, privileges, benefits, easements, obligations, conditions, restrictions, reservations, terms and provisions contained in former deeds in the chain of title.

COPY

MUNICIPALITY *Franklin*
TRANSFER TAX PAID *2.00*
AGENT *F. C. C. Co.*

2154 145

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS 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.

State of
County of

} ss.

On this, the _____ day of _____, 19____, before me

the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the person whose name _____ 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 _____ seal.

RECORDED
FEE AND TAX PAID
MAR 15 1935

ENTERED FOR RECORD
at 10:57 A.M.
MAR 15 1935
1550

*As signed by
Trust
200*
275
275
275

NATHAN M. MACNEAL and
RITA A. MACNEAL, his wife

TO

PETER J. FAGAN and
ANN FAGAN, his wife

Dated, March 10, 1935

HENRY A. GIULLIANI, ESQUIRE
Giulliani & Bernstein
Hazleton National Bank Building
Hazleton, PA 18201
MAR 10 1935
H.A. GIULLIANI

Commonwealth of Pennsylvania } ss.
County of Luzerne

Recorded in the Office for Recording of Deeds in and for Luzerne
County in Deed Book 2154 No.
page 147 Etc.

Witness my hand and seal of Office this 15th
day of March Anno Domini 19 35
Frank C. Castellani

BOOK 2154 PAGE 150

Recorder

DO NOT PUBLISH

This Deed

Made the 13th day of May, in the year
Nineteen hundred and Eighty (1980).

Between PETER J. FAGAN, of Reese Crest, Sugarloaf Township,
Luzerne County, Pennsylvania,

GRANTOR

AND

PETER J. FAGAN and ANN FAGAN, his wife, of Reese Crest, Sugarloaf
Township, Luzerne County, Pennsylvania,

GRANTEES

Witnesseth, That in consideration of One and 00/100-----
-----(\$1.00)-----Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said grantor does
hereby grant and convey to the said grantees, their heirs and assigns,
ALL those certain lots or pieces of ground situate in "Reese Crest",
Sugarloaf Township, Luzerne County, Pennsylvania, to wit:-

PARCEL NO. 1

BEING Lots marked Numbers One (1), Two (2), Three (3) and
Four (4) in Block marked No. Two (2), plot or plan of said "Reese
Crest" bounded and described as follows, to wit:-

BEGINNING at a point, being the Northeast corner of intersection
of Linden Lane and Maple Lane; thence extending Eastwardly along said
Linden Lane for a distance of two hundred forty-six and 56/100 (246.56)
feet; thence extending Southwesterly along the Western boundary line
of Lot No. Five (5) for a distance of one hundred Fifty (150) feet
to a point in the north side of Oak Lane; thence extending Westwardly
along said Oak Lane for a distance of seventy-three and 12/100 (73.12)
feet to a point; and thence extending in a Northwestwardly direction
along said Maple Lane for a distance of two hundred twenty-nine and
37/100 (229.37) feet to a point; the place of BEGINNING.

As to the above described premises, this Deed is given and
accepted with the following express understandings:

First, No building or buildings including projections therefrom
such as porch or piazza, shall extend closer than fifteen (15) feet
to Linden Lane aforesaid.

Second, That no single dwelling house costing less than Five
Thousand Dollars (\$5,000.00) and no double dwelling house costing
less than Eight Thousand Dollars (\$8,000.00) shall ever be erected,
or in any way placed, on any portion of premises herein demised.

5

Third, That a public garage, or hospital, shall never be erected or maintained on any portion of demised premises and that premises or any part thereof shall never be used for the purpose of carrying on any manufacturing trade or business, nor for any business of any kind which might be hazardous or noxious or offensive.

PARCEL NO. 2

BEING Lots marked Numbers Two (2) to Eight (8) inclusive, in Block marked No. Three (3), plot or plan of said "Reese Crest" bounded and described as follows, to wit:-

BEGINNING at a point, being the Southeast corner of the intersection of Maple Lane and Linden Lane; thence extending in a Southeasterly direction along said Maple Lane for a distance of three hundred fifteen and 85/100 (315.85) feet; thence extending in a South-westwardly direction for a distance of one hundred forty-eight and 32/100 (148.32) feet to a point in the East side of Old State Highway; thence extending Northwestwardly and irregularly for a distance of three hundred fifty-one and 23/100 (351.23) feet to a point; thence extending in a Northeastwardly direction along the boundary line of Lots No. One (1) and Two (2) for a distance of one hundred ten and 53/100 (110.53) feet to a point in the South side of Linden Lane; and thence in a Northeasterly direction along said Linden Lane for a distance of thirty-six and 8/10 (36.8) feet to a point, the place of BEGINNING.

First, No building or buildings including projections therefrom such as porch or piazza shall extend closer than fifteen (15) feet to Maple Lane aforesaid, and

That the conditions and restrictions hereby created are, and deemed to be, restrictions and easements running with the land; are made for the benefit of present and future owners of any lot or lots in said "Reese Crest", and that violation or violations of said restriction or restrictions are cognizable in Equity by injunction at the instance of the present and future owner or owners of any lot or piece of ground in said "Reese Crest".

As to all of said premises, together with all easements, and under and subject to all exceptions, reservations and restrictions as shown in chain of title.

PARCEL NO. 3

BEING Lots numbers Nine (9) and Ten (10) in Block number Two (2) on the plot or plan of "Reese Crest" as duly recorded in said Luzerne County, BEGINNING at a stake at the intersection of Maple Lane and Oak Lane; thence extending in an easterly direction along the North side of Maple Lane for a distance of one hundred fifty-two and thirty-two one-hundredths (152.32) feet to a point; thence in a northerly direction for a distance of one hundred fifteen and ninety-seven one hundredths (115.97) feet to Oak Lane; and thence in a southwest-erly direction, along said Oak Lane, for a distance of one hundred seventy-four and twenty-seven one-hundredths (174.27) feet to a point, the place of Beginning.

CONTINUED ON ATTACHED SHEET

BOOK 2019 PAGE 544

NOTICE

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS 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.

PARCEL NO. 4

BEING Lot number Nine (9) in Block number Three (3) on the plot or plan of "Reese Crest" as duly recorded in said Luzerne County, BEGINNING at a point on the South side of Maple Lane a distance of three hundred fifteen and eighty-five one-hundredths (315.85) feet Eastwardly from the southeast intersection of Maple Lane and Linden Lane; thence extending in a southerly direction for a distance of one hundred forty-eight and thirty-two one-hundredths (148.32) feet to the North side of the State Highway; thence extending along said State Highway in an easterly direction for a distance of forty-nine and sixty-six one-hundredths (49.66) feet to a point; thence in a northerly direction for a distance of one hundred forty-six and fifteen one-hundredths (146.15) feet to the south side of Maple Lane; and thence extending in a westerly direction along the South side of said Maple Lane for a distance of fifty (50) feet to a point, the place of BEGINNING.

PARCEL NO. 5

BEING the Lot known and designated as and being Lot No. One (1) in Block No. Three (3), plot or plan of said "Reese Crest", as duly recorded in Luzerne County, which said Lot is bounded and described as follows, to wit:-

BEGINNING at a point being the Northeast corner of State Highway and Linden Lane; thence extending in a northeasterly direction along the eastern side of said Linden Lane for a distance of one hundred seven and six-tenths (107.6) feet to the northwest corner of Lot No. Two (2); thence extending in a southerly direction along the westerly line of said Lot No. Two (2) for a distance of one hundred ten and fifty-three hundredths (110.53) feet to the northerly side of State Highway; thence extending along said State Highway North sixty-four degrees thirty-eight minutes West (N. 64° 38' W.) for a distance of forty-nine and seventy-five hundredths (49.75) feet to a point; and thence extending along State Highway North fifty-five degrees fifteen minutes West (N. 55° 15' W.) for a distance of fifty-nine and ninety-one hundredths (59.91) feet to a point, the place of BEGINNING.

PARCEL NO. 6

BEING Lots No. Twelve (12) and Thirteen (13) in Block No. Three (3) in the plot or plan of the said "Reese Crest" as duly recorded in Luzerne County, which said Lots are bounded and described as follows, to wit:-

BEGINNING at a point on the south side of Maple Lane a distance of Four Hundred Sixty-five and eighty-five one-hundredths (465.85) feet Eastwardly from the southeast intersection of Maple Lane and Linden Lane; thence extending in a southerly direction one hundred forty-one and eighty-one one-hundredths (141.81) feet to the North side of the State Highway; thence extending along said State Highway in an easterly direction for a distance of ninety-nine and ten one-hundredths (99.10) feet to a point; thence in a northerly direction for a distance of one hundred thirty-five and seventy-eight one-hundredths (135.78) feet to the south side of Maple Lane; and thence extending in a westerly direction along the South side of said Maple Lane for a distance of One Hundred (100) feet to a point, the place of Beginning.

BEING the same premises conveyed to Grantor herein by Deed of April 7, 1978 and recorded in the Office of the Recorder of Deeds of Luzerne County in Deed Book 1970 at Page 614 on October 13, 1978.

UNDER AND SUBJECT to all exceptions, reservations, restrictions, covenants, and conditions contained in prior deeds in the Chain of Title.

(This Notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended.)

And the said grantor does hereby, Specially warrant
the property hereby conveyed.

In Witness Whereof, said grantor has hereunto set his hand
and seal the day and year first above written.

Signed, Sealed and Delivered
In the Presence of



PETER J. FAGAN

Commonwealth of Pennsylvania
County of LUZERNE

} ss.

On this, the 13th day of May 1980, before me, a Notary Public,
the undersigned officer, personally appeared PETER J. FAGAN

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 Notary seal.


Barbara R. Somers, Notary Public
Hazleton, Luzerne County, Pa.
My Commission Expires Dec. 31, 1981

Commonwealth of Pennsylvania
County of

} ss.

On this, the _____ day of _____ 19____, before me
the undersigned officer, personally appeared _____

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 seal.

I Hereby Certify that the precise address of the grantee herein is
P.O. Box 11, Conyngham, Pa. 18219

