

And the said grantor will GENERALLY Warrant and Forever Defend the property hereby conveyed.

In witness whereof, said grantor has hereunto set her hand and seal, the day and year first above-written.

Sealed and delivered in the presence of

Florence Andreano
FLORENCE ANDREANO

SEAL

SEAL

Certificate of Residence

I hereby certify, that the precise residence of the Grantee is
3148 West 73rd Street
Cleveland, Ohio 44102

herein is as follows:

Attorney or Agent for Grantee

Commonwealth of Pennsylvania
County of POTTER

{ ss:

On this, the 4th day of December, 1975, before me, a Notary Public, the undersigned officer, personally appeared FLORENCE ANDREANO 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 notarial seal.

Bertha M. Downs

My Commission Expires

Commonwealth of Pennsylvania
County of A True copy of the original
recorded on the date stamped
On this, the herein *H.C. Downton* Recorder

BERTHA M. DOWNS, NOTARY PUBLIC
Coudersport, Potter County, Pa.
My Commission Expires July 5, 1976.

WARRANTY DEED

Printed and For Sale by The Potter County Journal, Coudersport, Pa.

1M-775

RECORDED 9 December 1975
Harry C. Palmer, RECORDER

This Deed

MADE the 6th
day of December
In the year Nineteen Hundred and Seventy-Five

BETWEEN CLYDE L. ROHRER and ELEANE F. ROHRER, Husband and Wife, of
R.D.#1, Coudersport, Pennsylvania,

GRANTORS

A N D

DONALD GIBSON and HELEN M. GIBSON, Husband and Wife, of
423 Ellis Avenue, Philadelphia, Pennsylvania,
GRANTEE

WITNESSETH that in consideration of
SIX THOUSAND, TWO HUNDRED (\$6,200.00) Dollars
(true, full, and actual consideration)
in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant
and convey to the said grantee's, their heirs and assigns,

ALL that certain piece, parcel, or tract of land situate in the TOWNSHIP of HECTOR, COUNTY OF POTTER, and COMMONWEALTH of PENNSYLVANIA, more particularly bounded and described as follows:

BEGINNING at a point lying Four Hundred(400) feet South 1 degree, 23 minutes East along the centerline of Township Route #443 from the Northwest corner of Lot No. 35 of Warrant No. 5214 in Hector Township, said point being the Northeasterly most corner of the property herein conveyed; thence continuing along the centerline of Township Route #443, South 1 degree, 23 minutes East, 415 feet to the Southeasterly most corner of the property herein conveyed; thence North 89 degrees, 2 minutes, 45 seconds West, 1,326.24 feet to a corner in the West line of Lot No. 36 of Warrant #5214, of which this is a part; thence along the West line of Lot No. 36, North 1 degree, 00 minutes West, 442.75 feet to the Northwesternly most corner of the property herein conveyed; thence South 87 degrees, 50 minutes, 30 seconds East, 1,324.70 feet to the point and place of beginning.

CONTAINING 13.03 acres, and being a portion of that property described as Lot No. 2 according to a plan prepared for the Grantors herein dated October 8, 1975.

BEING a portion of that property conveyed to the Grantors herein by deed dated September 24, 1975, and recorded in DEED BOOK 197, PAGE 518, of the records of Potter County.

EXCEPTING AND RESERVING the oil, gas, and minerals underlying the above described premises, as reserved in earlier deeds.

THE WITHIN CONVEYANCE is made under and subject to the following reservations and restrictions:

1. Set back of any building must be 75 feet from center of Township Road, 20 feet from any sideline of property.

2. There shall be no mobile homes, junk cars, or busses used for a temporary or permanent dwelling. This is not to exclude campers on a temporary basis.

The above described property is located within the Galeton Area School District and is therefore taxable by said School District.

AND the said grantor's do hereby warrant generally the property hereby conveyed

IN WITNESS WHEREOF the said grantors have hereunto set their hand's and seal's the day and year first above written.

Signed, Sealed and Delivered
in the presence of

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE

REALTY TRANSFER		62.00
TAX	DEC 9 1975	P.B.11172

STATE OF PENNSYLVANIA
COUNTY OF POTTER.

SS:

On this, the 6th day of December, 1975, before me, the undersigned officer, personally appeared

A Notary Public

Clyde L. Rohrer and Eleane F. Rohrer, Husband and Wife,
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 contained
herein.

In witness whereof, I hereunto set my hand and official seal.

My Commission Expires

CATHERINE T. CHILSON, Notary Public
Coudersport, Potter Co., Pa.

My Commission Expires July 5, 1977

I hereby certify that the precise residence of the within named Grantee is

423 Ellis Avenue, Philadelphia, Pa. 19023

A True copy of the original
recorded on the date stamped
herein
Recorder