

BK2096PG0795

Part of Schuylkill County U.P.L#62-3-258

This Indenture

Made the 7th day of May, 2004

Between MICHAEL CHRISTOPHER McCOACH, of the Borough of Saint Clair, County of Schuylkill, and Commonwealth of Pennsylvania, Grantor, Party of the First Part;

- AND -

HUNTER RIDGE DEVELOPMENT CO., a Pennsylvania Corporation, with offices located at 650 Sentry Parkway, Suite One, Blue Bell, Pennsylvania 19422, Grantee, Party of the Second Part;

Witnesseth That the said Grantor for and in consideration of the sum of One (\$1.00) Dollar, lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee.

ALL THAT CERTAIN tract or piece of ground situate in the Borough of St. Clair, Schuylkill County, Pennsylvania, bounded and described as follows:

BEGINNING at a point at the southeasterly corner of the property herein described and also being the northwesterly corner of land of Anthony J. and Lorraine A. Klazas, h/w, thence S 71°52'10" W and along land of Edward M. and Anne H. Leininger, h/w and land of Walter C. and Elaine Howells, h/w a distance of 185.00 feet to a point; thence S 70°51'20" W and along land of Charles F. and Carole A. Wuenstel, h/w and land of John G. and Grace A. Percala a distance of 201.34 feet to a concrete monument; thence N 23°29'30" W and along tax parcels 62-3-46 to 251 a distance of 102.98 feet to a point; thence N 66° 42'15" E and along land of James R. and Regina I. Buffington, h/w a distance of 52.17 feet to a point; thence N 23°17'45" W and along the same a distance of 150.99 feet to a point; thence N 66°42'14" E and along land of Elizabeth Kovach, et al a distance of 20.29 feet to a point; thence N 23°17'45" W and along the same and tax parcels 62-03-254 to 257 a distance of 138.51 feet to a point; thence N 21°34'20" W and along the easterly right-of-way and terminus of Carroll Street (60' wide) a distance of 60.06 feet to a point; thence N 24°10'20" W and along tax parcels 62-3-48 to 59 a distance of 331.40 feet to a point; thence N 65°49'40" E and along the southerly right-of-way of Prior Avenue (30' wide) a distance of 41.00 feet to a point; thence N 24°10'20" W and along the easterly right-of-way and terminus of Prior Avenue (30' wide) a distance of 30.00 feet to a point; thence N 65°49'40" E and along land of Wayne S. and Isabel T. Rhoads, h/w and land of David and Louann Vince, h/w a distance of 77.50

DEED DESCRIPTION

Woodland Terrace Subdivision - St. Clair

feet to a point; thence N 24°10'20" W and along the same a distance of 155.27 feet to a point; thence N 49°1'0" E and along the southerly right-of-way of Hancock Street - S.R.1006 (50' wide) a distance of 365.91 feet to a point; thence following the curvature thereof an arc distance of 141.93 feet to a point (said arc having a chord bearing of N 49°1'0" E, a clockwise direction, a chord distance of 141.79 feet and a radius of 920.00 feet); thence N 57°51'25" E and along the same a distance of 129.97 feet to a point; thence N 88°42'0" E and along land now or formerly of J.W. Seitzinger a distance of 79.46 feet to a point; thence S 37°15'0" E and along the same a distance of 175.00 feet to a point; thence S 2°47'0" E and along land of Peter and Sandra Laguna a distance of 765.75 feet to a point; thence S 81°13'10" W and along land of Guy S. and Judith A. Julian and land of Edward C. and Kathleen M. Snukis a distance of 110.00 feet to an iron pin; thence S 2°45'50" E and along land of Edward C. and Kathleen M. Snukis a distance of 154.20 feet to a point; thence N 81°13'10" E and along land of Edward C. and Kathleen M. Snukis and land of Guy S. and Judith A. Julian a distance of 110.05 feet to a point; thence S 2°47'0" E and along land of Guy S. and Judith A. Julian and Fernwood Avenue a distance of 50.28 feet to a point; thence S 2°47'0" E and along land of Ralph (Sr.) and Sallie Ann Setlock a distance of 94.24 feet to a point; thence S 83°2'45" W and along land of Ralph (Sr.) and Sallie Ann Setlock a distance of 74.55 feet to a point; thence S 73°10'15" W and along land of Anthony J. and Lorraine A. Klazas a distance of 86.38 feet; to the point and place of BEGINNING containing 16.38 acres, more or less; according to a plat prepared for Samuel & Alberta Stednitz, by Systems Design Engineering, Inc, January 30th, 1999.

Excepting and reserving Lot Numbers 1, 2, 3, 4, 5, 6, 7 and 8 as shown on a subdivision plan prepared by Merlyn J. Jenkins & Associates and recorded in the Schuylkill County Recorder of Deeds office in Map Book 14, page 60, July 8, 1987. Lot Numbers 1 through 7 being further described as BEGINNING at a point at the southwesterly corner of the property herein described and also being the southeasterly corner of land of Susan Holobetz, thence N 19°20'0" W and along land of Susan Holobetz a distance of 150.00 feet to a point; thence N 52°19'0" E and along the southerly right-of-way of Hancock Street - S.R.1006 (50' wide) a distance of 265.00 feet to a point; thence N 52°27'0" E and along the same a distance of 200.00 feet to a point; thence N 61°55'0" E and along the same a distance of 85.10 feet to a point; thence S 21°50'0" E and along the residue of the property herein described a distance of 126.18 feet to a point; thence S 62°10'0" W and along the same a distance of 73.00 feet to a point; thence S 50°6'0" W and along the same a distance of 489.73 feet to the point and place of BEGINNING containing 1.68 acres, more or less. Lot Number 8 being further described as BEGINNING at a point at the southwesterly corner of the property herein described and also being a northeasterly corner of the residue of the property herein described, thence N 21°50'0" W and along the same a distance of 131.66 feet to a point; thence N 61°55'0" E and along the southerly right-of-way of Hancock Street - S.R.1006 (50' wide) a distance of 38.42 feet to a point; thence S 87°31'0" E and along land now or formerly of J.W. Seitzinger a distance of 85.74 feet to a point; thence S 33°27'0" E and along the same a distance of 102.64 feet to a point; thence S 68°10'0" W and along the residue of the property herein described a distance of 137.00 feet to the point and place of BEGINNING containing 0.353 acres, more or less.

BEING A PORTION OF THE SAME PREMISES which Samuel Stednitz and Alberta Stednitz, his wife, by deed dated May 7, 2004, and recorded in the Office of the Recorder of Deeds in and for Schuylkill County in ORB 7091a, page 747, granted and conveyed unto Michael Christopher McCoach, grantor herein.

BEING A PORTION OF SCHUYLKILL COUNTY U.P.I. NO. 62-3-258.

BK2096PG0797

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.

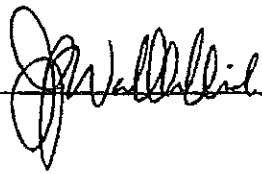
Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

And the said Grantor, his heirs, executors and administrators, do, by these presents, covenant, promises and agree, to and with the said Grantee, its successors and assigns, by these presents, that the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantee, its successors and assigns, against the said Grantor, his heirs, and against all and every person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it or any of them, shall and will SPECIALLY WARRANT and forever DEFEND.
(Actual consideration is \$125,000.00).

In Witness Whereof, the party of the first part hereunto set his hand and seal.
Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:




_____(SEAL)
Michael Christopher McCoach

CERTIFICATION OF PARCEL NUMBERS ONLY

DOES NOT CERTIFY CONTENTS
OF THIS DOCUMENT

SC: WYLLKILL COUNTY ASSESSMENT BUREAU

27 PROPOSED LOTS

LOT #	SIZE (ACRE)	STREET	IMPROVED	POSITION
9	.41	ELMWOOD COURT	NO	INSIDE
10	.35	ELMWOOD COURT	NO	INSIDE
11	.35	ELMWOOD COURT	NO	INSIDE
12	.35	ELMWOOD COURT	NO	INSIDE
13	.35	ELMWOOD COURT	NO	INSIDE
14	.34	ELMWOOD COURT	NO	CUL-DE-SAC
15	.50	ELMWOOD COURT	NO	CUL-DE-SAC
17	.36	ELMWOOD COURT	NO	CUL-DE-SAC
18	.34	ELMWOOD COURT	NO	CORNER
19	.34	FERNWOOD AVE	NO	INSIDE
20	.34	FERNWOOD AVE	NO	INSIDE
21	.34	FERNWOOD AVE	NO	INSIDE
22	.34	FERNWOOD AVE	NO	INSIDE
23	.38	FERNWOOD AVE	NO	INSIDE
24	.36	FERNWOOD AVE	NO	INSIDE
25	.33	FERNWOOD AVE	NO	INSIDE
26	.58	FERNWOOD AVE	NO	INSIDE
27	.88	FERNWOOD AVE	NO	INSIDE
28	.39	FERNWOOD AVE	NO	INSIDE
29	.34	FERNWOOD AVE	NO	INSIDE
30	.34	FERNWOOD AVE	NO	INSIDE
31	.37	FERNWOOD AVE	NO	INSIDE
32	.73	FERNWOOD AVE	NO	INSIDE
33	.37	FERNWOOD AVE	NO	INSIDE

Frank Gounley, SR
File # 47619

34	.34	FERNWOOD AVE	NO	INSIDE
36	.36	FERNWOOD AVE	NO	CORNER
37	.35	FERNWOOD AVE	NO	INSIDE
LOTS	10.83 ACRE	ROADWAYS 2.39 ACRE		
TOTAL ACRE	13.22	AVERAGE .40 ACRE		

UNIT OF COMPARISON IS .40
AVERAGE LOT SIZE