

DEC 5 1 53 PM '89

RECORDER OF DEEDS
LEHIGH COUNTY, PA

1500
M. 50
200

This Indenture Made the 2nd day of

December in the year of our Lord one thousand nine hundred and eighty-five (19 85)

Between JOHN S. WENTZ, and VERNA M. WENTZ, husband and wife, of the Township of Upper Hanover, County of Montgomery, and State of Pennsylvania,

(hereinafter called the Grantors), of the one part, and

LINDA M. LORANGER

(hereinafter called the Grantee -), of the other part,

Witnesseth

That the said Grantor s

for and in consideration of the sum of

ONE and 00/100 (\$1.00) DOLLAR lawful money of the United States of America, unto them 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, her heirs and assigns,

PREMISES A

ALL THAT CERTAIN tract of land situated in Upper Milford, Lower Milford, Upper Hanover, and Hereford Townships, Montgomery, Berks, and Lehigh Counties, Pennsylvania shown on a Plan of Subdivision prepared for John Wentz by James H. Strothers Associates dated September 18, 1985.

BEGINNING at a point on the centerline intersection of Corning Station Road (50 feet wide) and Palm Road (60 feet wide); thence along the centerline of Palm Road South forty-five degrees zero minutes zero seconds West One thousand seven hundred seventy-nine and eleven one-hundredths feet to a point; thence along the lands of now or late Dillyn Hallman North forty-four degrees fifty minutes zero seconds West one thousand thirteen and five one-hundredths feet to a point; thence along the same South forty-five degrees thirty-eight minutes zero seconds West five hundred forty-nine and forty-four one-hundredths feet to a point; thence still along the same North forty-seven degrees thirty minutes zero seconds West fifty-three and fifty-three one-hundredths feet to a point; thence along the lands of now or late Perkiomen Railroad North six degrees forty minutes zero seconds West four hundred four and eighteen one-hundredths feet to a point; thence along the same following an arc curving to the right having a radius of nine hundred sixty-four and ninety-six one-hundredths feet the arc distance of three hundred ninety-seven and forty-six one-hundredths feet to a point; thence along the lands of William Schlicher the following courses and distances 1) South forty-four degrees fifty minutes zero seconds East three hundred seventy-six and thirty-seven one-hundredths feet to a point; thence 2) North forty-three degrees thirty-seven minutes zero seconds East eight hundred seventy-one and seventy-one one-hundredths feet to a point; thence 3) North forty-four degrees forty-six minutes thirty seconds West twelve and thirty-seven one-hundredths feet to a point; thence 4) North forty-three degrees thirty-seven minutes zero seconds East three hundred seventy-one and

thirty-eight one-hundredths feet to a point; thence along the lands of the Perkiomen Railroad South eighty-four degrees fifty-two minutes zero seconds East fifteen and seventy-nine one-hundredths feet to a point; thence along the lands of Schlichter the four following courses and distances: 1) South forty-three degrees thirty-seven minutes zero seconds West three hundred eighty-one and fifty-one one-hundredths feet to a point; thence 2) South forty-four degrees forty-six minutes thirty seconds East seven hundred seventeen and eighty-five one-hundredths feet to a point; thence 3) North forty-four degrees thirty-two minutes thirty seconds East four hundred thirty-two and eighty one-hundredths feet to a point; thence 4) North forty-four degrees four minutes zero seconds West six hundred fifty-two and seventy-one one-hundredths feet to a point; thence along the Perkiomen Railroad the 7 following courses and distances 1) South eighty-four degrees fifty-two minutes zero seconds East fifty-three and twenty-one one-hundredths feet to a point; thence 2) South eighty-eight degrees seven minutes zero seconds East one hundred twenty-one and fifty-four one-hundredths feet to a point; thence 3) North eighty-five degrees fifty-three minutes zero seconds East one hundred two and ninety-two one-hundredths feet to a point; thence 4) North eighty degrees twenty-three minutes zero seconds East one hundred two and ninety-two one-hundredths feet to a point; thence 5) North seventy-four degrees fifty-three minutes zero seconds East one hundred two and ninety-two one-hundredths feet to a point; thence 6) North sixty-nine degrees twenty-three minutes zero seconds East one hundred two and ninety-two one-hundredths feet to a point; thence 7) North sixty-two degrees twenty-five minutes zero seconds East one hundred seventy-four and seventy-seven one-hundredths feet to a point; thence along the centerline of Conring Station Road South forty-three degrees thirteen minutes zero seconds East seventy-five and twenty one-hundredths feet to a point; thence along the same South thirty-one degrees four minutes zero seconds East three hundred and twenty and forty-eight one-hundredths feet to a point; thence still along the same South thirty-three degrees forty-four minutes zero seconds East four hundred forty-five and ten one-hundredths feet to the first mentioned point and place of BEGINNING.

CONTAINING 48.92 plus or minus acres
47.23 plus or minus acres to Ultimate Right of Way.

PREMISES B

ALL THAT CERTAIN tract of land situated in Lower Milford Township, Lehigh County, Pennsylvania shown as Lot 2 on a Plan of Subdivision prepared for John Wentz by James H. Strothers Associates dated September 18, 1985.

BEGINNING at a point on the Ultimate Right-of-Way of Conring Station Road (50 feet wide); said point being the corner of this tract and Lot 2 of said Subdivision; thence along said Right-of-Way North forty-three degrees thirteen minutes zero seconds West fifty and thirty-one one-hundredths feet to a point; thence along the lands of now or late Perkiomen Railroad the six following courses and distances 1) North fifty-three degrees ten minutes fifty-eight seconds East one hundred eight and eight one-hundredths feet to a point; thence 2) North forty-seven degrees twenty-two minutes six seconds East one hundred four and eighty-one one-hundredths feet to a point; thence 3) North forty-one degrees fifty-two minutes two seconds East one hundred four and eighty-two one-hundredths feet to a point; thence 4) North thirty-nine degrees seven minutes four seconds East two hundred thirty-nine and five one-hundredths feet to a point; thence 5) North forty degrees twenty-two minutes eleven seconds East eighty-three and eighty-eight one-hundredths feet to a point; thence 6) North forty-six degrees six minutes fifty-nine seconds East fifty-one and thirty-four one-hundredths feet to a point; thence along Lot 2 the five following courses and distances 1) South forty-four degrees fifty-nine minutes twenty-four seconds East four hundred fifteen feet to a point; thence 2) South sixty degrees seven minutes forty-five seconds West five hundred thirty-one and ninety-seven one-hundredths feet to a point; thence 3) North thirty-four degrees thirteen minutes forty-nine seconds West one hundred ninety-five feet to a point; thence 4) South forty-seven degrees twenty-two minutes six seconds West one hundred ten and forty one-

407 of 166

hundredths feet to a point; thence S) South fifty-three degrees ten minutes fifty-eight seconds West one hundred four and thirty-eight one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING 4.00 plus or minus acres.

BEING part of the same premises which Henry I. Woll, singleman by his Deed dated May 29, 1961, and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 3216, page 279, and in the Office of the Recorder of Deeds in and for Lehigh County at Allentown, Pennsylvania, in Deed Book 1006, page 242, and in the Office of the Recorder of Deeds of Berks County at Reading, Pennsylvania, in Deed Book 1401, page 620, granted and conveyed unto John S. Wentz and Verna M. Wentz, husband and wife, in fee.

THIS is a conveyance from father and mother to daughter and is 100% exempt from ~~Realty transfer tax.~~ pursuant to Reg. 4112.

THIS property is assessed in Lower Milford Township, Lehigh County and Hereford Township, Berks County, Pennsylvania.

THIS property is not assessed in Montgomery County.

57.00 - 02856-00 - 3 (N) B 1 A 3

Reg 10/28/86

AM \$

2.00

REALTY TRANS. TAX PAID
STATE _____
LOCAL _____
PER <i>M. M. A.</i>

No search requested
Recorder assumes no
liability for title

BPP. 481751167

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 any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof;
and all the estate, right, title, interest property, claim and demand whatsoever of them _____

_____the said Grantor s, 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 above described 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 , _____ her heirs _____ and assigns, to and for the only proper
use and behoof of the said Grantee , _____ her heirs _____ and assigns forever.

And the said Grantors, parties of the first part, for themselves, their _____

_____ heirs ;
executors and administrators do covenant, promise and agree, to and with the said Grantee ,
her heirs _____ and assigns, by these presents, that _____ they _____, the said Grantors,
parties of the first part, their _____ heirs, all and singular the hereditaments and premises
hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee ,
her heirs _____ and assigns, against them, the said Grantors, parties of the
first part, their _____
heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same
or any part thereof, by, from or under him, her, them _____ or any of them, shall and will
BY THESE PRESENTS WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part have _____ hereunto set
their _____ hands and seals. Dated the day and year first above written.

Scaled and Delivered
IN THE PRESENCE OF US:

Beverly J. Sutz

John E. Wentz (SEAL)
John E. Wentz

Verna M. Wentz (SEAL)
Verna M. Wentz

Commonwealth of Pennsylvania
County of Montgomery

ss:

On this, the 2nd day of December, 1985 before me, the subscriber, a _____

Notary Public _____ the undersigned Officer,
personally appeared JOHN S. WENTZ and VERA M. WENTZ, husband and wife _____

known to me (satisfactorily proven) to be the persons whose names ~~is~~ (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.

Beverly I. Seitz
BEVERLY I. SEITZ

Notary Public, 640 Hill Street, Montgomery, Pa.
My Commission Expires November 22, 1988

DEED

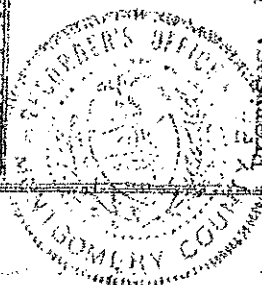
JOHN S. WENTZ and VERA M. WENTZ
husband and wife

TO

LINDA M. TORRANCE

Premises: Partly in Lower Milford Township, and Upper Milford Township, Lehigh County, Upper Hanover Township, Montgomery County, Hereford Township, Berks County Pennsylvania

John C. Clark Co., Phila. 1984



RECORDED in the Office for RECORDING OF DEEDS in and of LEHIGH COUNTY, PENNSYLVANIA.

in DEED Book Vol. 1364 Page 573 etc.

WITNESS My Hand and Seal of Office this 5TH

Day of DECEMBER A.D. 19 85

Montgomery County, S. S.

Received in the Office for Recording of Deeds & c.

In and for said county in Dist. book

No. 4817 Page 1165 & c.

Witness my Hand and seal of office this 21st

Day of Oct. 19 86

[Signature]
RECORDER OF DEEDS

The address of the above-named Grantee is Box 316 PA 18070
[Signature]
On behalf of the Grantee

FILE AR1701180