

200300009660
Filed for Rec. in
LYCOMING COUNTY PA
ANNABEL MILLER
05-15-2003 At 04:13 pm.
DEED 38.50
STATE TAX .00
LOCAL TAX .00
OR book 4564 Page 340 - 342

WARRANTY DEED

This Deed,

MADE the 14th day of MAY in the year Two Thousand and Three (2003)
BETWEEN EVB, LLC, of 800 West Fourth Street, Williamsport, Lycoming County, Party of the First Part,
hereinafter "GRANTOR"

AND

CITY OF WILLIAMSPORT, a municipal corporation, organized an existing by virtue of the laws of the Commonwealth of Pennsylvania, with its principal place of business located at 245 West Fourth Street, Williamsport, Lycoming County, Pennsylvania, Party of the Second Part, hereinafter "GRANTEE"

WITNESSETH, That in consideration of THREE HUNDRED AND NINETY THOUSAND AND NO/100-----
-----(\$390,000.00)-----Dollars

in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant and convey to the said grantee ,

ALL that certain piece, parcel and lot of land situate in the 4th and 13th Wards in the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being more particularly bounded and described according to a survey by Daniel Vassallo P.L.S., dated July 27, 2002, as follows:

BEGINNING at an Existing Iron Pin, at the intersection of the northern line of Nichols Place, the eastern line of Fifth Avenue, and the southwestern corner of the Parcel herein described.

Thence from the said Place of Beginning, and along the Eastern line of said Fifth Avenue, North zero (00) degrees five (05) minutes West - one hundred thirty-seven and seventy-four-hundredths (137.74) feet, to an Existing Iron Pin, at the intersection of the eastern line of said Fifth Avenue, and the southwestern corner of land of Robert H. Wheeler Jr., known as Tax Parcel No. 73-07-413. Thence along the southern line of land of said Robert H. Wheeler, Jr., known as Tax Parcel No. 73-07-413, and along the southern line of lands of North Central Sight Service, known as Tax Parcel Nos. 73-07-414 & 415, North eighty-one (81) Degrees fifty-five (55) minutes East - five hundred ninety and sixty-seven-hundredths (590.67) feet to an Existing Iron Pin, at the intersection of the southeastern corner of land of said North Central Sight Service, known as Tax Parcel No. 73-07-415, and the western line of Third Avenue. Thence crossing the southern end of said Third Avenue, South eighty-seven (87) degrees fifty-six (56) minutes East - fifty-nine and five-hundredths (59.05) feet, to an Existing Iron Pin, at the intersection of the eastern line of said Third Avenue, and the southern line of Rafferty Lane. Thence along the southern line of said Rafferty Lane, by the two (2) following Courses and Distances. First, North eighty-eight (88) degrees forty-five (45) minutes East - three hundred fifty and eighty-one-hundredths (350.81) feet, to an Existing Iron Pin. Second: North eighty (80) degrees twenty-eight (28) minutes East - forty-two and four hundredths (42.04) feet, to an Iron Pin, at the intersection of the Southern line of said Rafferty Lane, and the northwestern corner of the Residual Parcel of this subdivision, on land of Firetree, LTD., 800 Park Place & EVB L.L.C., known as Tax Parcel No 64-02-225. Thence along the land of said Firetree, LTD. 800 Park Place & EVB L.L.C., known as Tax Parcel No. 64-02-225, South 00 degrees 23 minutes east - one hundred eighty-two and seventy-seven-hundredths (182.77) feet, to an iron Pin, at the intersection of the southwestern corner of land of said Firetree, LTD, 800 Park Place & EVB L.L.C., known as Tax Parcel No. 64-02-225, and the northern line of the aforesaid Nichols Place. Thence along the northern line of said Nichols Place, by the Two (2) following Courses and Distances. First: South eighty-one (81) degrees twenty-seven (27) minutes west - five hundred sixty-seven and forty-seven-hundredths (567.47) feet, to an Existing Iron Pin; Second, South eighty-five (85) degrees zero (00) minutes west - six hundred sixty-nine and eighty-nine-hundredths (669.89) feet, to an iron Pin.

Containing 4.479 Acres.

UNDER AND SUBJECT to the Covenants and Restrictions which shall run with the title to the land and form a part of the consideration thereafter. Said Covenant is as follows: The use of this property shall only be used only for a Transportation Museum, open space, recreational land from the boundary with EVB, L.L.C. land westward to the extension of the western boundary line of the Thomas Taber Museum property. From this extension line west, the use can be all of the foregoing plus one family dwellings and commercial from Third Avenue to Fifth Avenue.

FOR IDENTIFICATION PURPOSES this is identified in the Lycoming County Tax Assessment Office as Tax Parcel # 64-02-225.

BEING part of the same premises granted and conveyed unto E.V.B., LLC by deed from The Park Home, dated June 28, 2000 and recorded June 28, 2000 in the Recorder's Office of Lycoming County, Pennsylvania, in Record Book Volume 3572, page 153.

This transfer is not subject to the Realty Transfer Tax by virtue of Section 1102 C-3 (1), 72 P.S. § 8102 C-3 (1)) as this is a deed in lieu of condemnation authorized by Resolution No. 6768B of the City Council of the City of Williamsport adopted March 6, 2003.

AND the said grantors will SPECIALLY WARRANT AND FOREVER DEFEND the property hereby conveyed.

IN WITNESS WHEREOF, the said grantor has caused this Deed to be signed by its President or a Vice President, and also by its Secretary, or by an Assistant Secretary, or by its Treasurer, or by an Assistant Treasurer, and its Corporate Seal to be hereunto affixed, the day and year first above written.

Attest:

Mary Crum

E.V.B., LLC.

Allen E. Ertel
ALLEN E. ERTEL, Managing Agent

FILED
LYCOMING COUNTY
MAY 15 P 4: 13
ANGEL MILLER
RECORDER OF DEEDS

CERTIFICATE OF RESIDENCE

I hereby certify, that the precise residence of the grantees herein is as follows:

245 West Fourth Street
Williamsport, PA 17701

Allen E. Ertel
Attorney or Agent for Grantee

Commonwealth of Pennsylvania

SS:

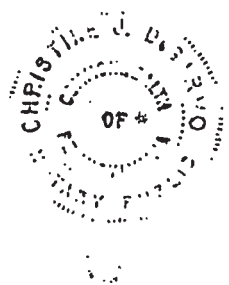
County of Lycoming

On this, the 14th day of May 2003, before me, the undersigned officer, personally appeared ALLEN E. ERTEL, who acknowledged himself to be the Managing Agent of E.V.B., LLC, a Limited Liability Corporation, and that as such, he, being authorized by such corporation to do so, executed the foregoing deed for the purpose therein contained by signing his name thereon as such.

IN WITNESS WHEREOF, I have hereunto set my hand and

seal.

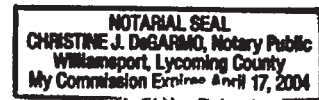
Christine J. DeSarmo
Notary Public
My Commission Expires



Commonwealth of Pennsylvania

SS:

County of LYCOMING



RECORDED in the Office for Recording of Deeds, etc., in and for said County, in Deed

Book No. 4564, Page 340

WITNESS my Hand and Official Seal this 15th day of May, 2003

Angela Miller
Recorder of Deeds

REV-120 (02-2-99)



**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	-0-
Book Number	4564
Page Number	340
Date Recorded	5-15-03

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: Christine DeGarmo Telephone Number: 570, 326 5673
 Street Address: 800 W. 4th Street City: Williamsport State: PA Zip Code: 17701

B TRANSFER DATA

Date of Acceptance of Document: 5-14-03
 Grantor(s) (Lessee(s)): E.V.B., LLC Grantee(s) (or Lessee(s)): City of Williamsport
 Street Address: 800 W. 4th Street Street Address: 245 W. 4th Street
 City: Williamsport PA State: PA Zip Code: 17701 City: Williamsport PA State: PA Zip Code: 17701

C PROPERTY LOCATION

Street Address: 816 Nichols Place City, Township, Borough: Williamsport
 County: Lycoming School District: Williamsport Map Parcel Number: 64-02-225 (part of)

D VALUATION DATA

1. Acquit Cash Consideration <u>340,000.</u>	2. Other Consideration <u>+</u> <u>0</u>	3. Total Consideration <u>=</u> <u>340,000</u>
4. County Assessed Value <u>25,740</u>	5. Common Law Rate Factor <u>x</u> <u>1.49</u>	6. Fair Market Value <u>=</u> <u>38,352.60</u>

E EXEMPTION DATA

1a. Amount of Exemption Claimed <u>340,000</u>	1b. Percentage of Interest Conveyed <u>100</u>
---	---

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in fee of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____.
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) Deed in lieu of
condemnation

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: Christine DeGarmo Date: 5/14/03