

# This Indenture

Made the 20<sup>th</sup> day of July, in the year Two Thousand and Twenty-One (2022)

**Between** EUGENE W. DESAULNIERS, III, Executor of the ESTATE of ELEANOR C. DESAULNIERS, also known as ELEANOR CECELIA DESAULNIERS, Deceased, late of the Township of Loyalsock, County of Lycoming, Commonwealth of Pennsylvania, party of the first part, GRANTOR

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THOMAS A. MARINO and EDITH M. MARINO, his wife, of the City of Williamsport, County of Lycoming, Commonwealth of Pennsylvania, parties of the second part, GRANTEES

**Whereas**, the said ELEANOR C. DESAULNIERS, a/k/a ELEANOR CECELIA DESAULNIERS, became in her lifetime seized as of fee of and in a certain lot or piece of ground, together with the buildings and improvements thereon erected, situate in the Township of Loyalsock, County of Lycoming, Commonwealth of Pennsylvania, known as 1825 Homewood Avenue, Williamsport, Pennsylvania, 17701, and more particularly described hereinafter; and being so thereof seized, died on November 10, 2021, having first made her Last Will and Testament in writing, dated June 25, 2015, duly probated and registered in the office of the Register of Wills of Lycoming County on December 13, 2021, wherein and whereby she appointed as Executor thereof, her son, EUGENE W. DESAULNIERS, III, to whom Letters Testamentary were duly issued by said Register of Wills on December 13, 2021, and wherein and whereby said premises hereinafter described were not specifically devised, all and in and by said Will and the records of said Register of Wills, recourse thereunto being had, appears;

202200010273  
Filed for Record in  
LYCOMING COUNTY PA  
DAVID A. HUFFMAN  
08-04-2022 At 12:08 pm.  
DEED \$1.25  
STATE TAX 1900.00  
LOCAL TAX 1900.00  
OR book 9289 Page 845 - 849

8/3/13

*Now this Indenture Witnesseth, That the said* EUGENE W. DESAULNIERS, III,  
Executor of the ESTATE of ELEANOR C. DESAULNIERS, a/k/a ELEANOR CECELIA  
DESAULNIERS, Deceased, GRANTOR,

*for and in consideration of the sum of* ONE HUNDRED NINETY THOUSAND  
(\$190,000)-----*Dollars*

*lawful money of the United States, to him well and truly paid by the said* THOMAS A.  
MARINO and EDITH M. MARINO, his wife, GRANTEES

*at and before the sealing and delivery hereof, the receipt whereof is hereby  
acknowledged, has granted, bargained, sold, aliened, released and confirmed,  
and by these presents does*

*grant, bargain, sell, alien, release and confirm unto the said* THOMAS A. MARINO and  
EDITH M. MARINO, his wife, GRANTEES, their heirs and assigns

All that certain piece, parcel and lot of land situate in Loyalsock  
Township, Lycoming County, Commonwealth of Pennsylvania, known as Lot  
No. 18 of the Revised Plan of Homewood Oaks - Phase I, dated October  
4, 1984, and recorded in Lycoming County in Map Book 43, Page 595, and  
being bounded and described as follows, to-wit:

BEGINNING at an iron pin at the intersection of the northern right-  
of-way line of Homewood Avenue with the western right-of-way line of  
Wyndham Court, said iron pin marking the southeast corner of the parcel  
herein described; thence from said place of beginning and along the  
northern right-of-way line twenty-seven and zero tenths (27.0) feet  
from centerline of Homewood Avenue North sixty-four (64) degrees forty-  
seven (47) minutes forty (40) seconds West, fifty and zero hundredths  
(50.00) feet to an iron pin at the southeast corner of Lot No. 19;  
thence along the eastern line of Lot No. 19 North twenty-five (25)  
degrees twelve (12) minutes twenty (20) seconds East, one hundred  
twenty and zero hundredths (120.00) feet to an iron pin in the southern  
line of a private road eighteen and zero hundredths (18.00) feet wide;  
thence along the southern line of said private road South sixty-four  
(64) degrees forty-seven (47) minutes forty (40) seconds East, fifty  
and zero hundredths (50.00) feet to an iron pin in the western right-  
of-way line of Wyndham Court; thence along the western right-of-way  
line twenty-five and zero hundredths (25.00) feet from the centerline  
of Wyndham Court South twenty-five (25) degrees twelve (12) minutes  
twenty (20) seconds West, one hundred twenty and zero hundredths  
(120.00) feet to an iron pin, the place of beginning.

CONTAINING 6,000 square feet as above-described.

THIS conveyance is made under and subject to the Declaration Covenants,  
Conditions and Restrictions for Homewood Oaks recorded in Lycoming  
County Deed Book 1026, Page 50.

Being the same premises which Katherine M. Conroy, widow, by her Attorney-in-Fact, Robert L. Conroy, conveyed to Eleanor C. Desaulniers, widow, by Deed dated October 3, 1997, and recorded October 7, 1997, in Lycoming County Record Book 2880, Page 001.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 26-011-917 in the office of the Lycoming County Tax Assessor.

*Together with all and singular the building(s),  
ways, waters, water-courses, rights, liberties, privileges, hereditaments and  
appurtenances whatsoever thereunto belonging, or in anywise appertaining,  
and the reversions and remainders, rents, issues and profits thereof; and also, all  
the estate, right, title, interest, use, trust, property, possession, claim and demand  
whatsoever,*

*in law, equity, or otherwise howsoever, of, in, to, or out of the same:*

*To have and to hold the said above-described certain piece, parcel and  
lot of land*

*hereditaments and premises hereby granted and  
conveyed, or mentioned and intended so to be, with the appurtenances, unto the said  
THOMAS A. MARINO and EDITH M. MARINO, his wife, GRANTEES, their heirs  
and assigns*

*and assigns, to and for the only proper use and behoof of the said  
THOMAS A. MARINO and EDITH M. MARINO, his wife, GRANTEES, their heirs  
and assigns:*

*and assigns forever.*

*And the said EUGENE W. DESAULNIERS, III, Executor of the ESTATE of  
ELEANOR C. DESAULNIERS, a/k/a ELEANOR CECELIA DESAULNIERS, Deceased,  
GRANTOR, does*

*covenant, promise and agree, to and with the said  
THOMAS A. MARINO and EDITH M. MARINO, his wife, GRANTEES, their heirs  
and assigns*

*and assigns,  
that he the said EUGENE W. DESAULNIERS, III, Executor of the ESTATE of  
ELEANOR C. DESAULNIERS, a/k/a ELEANOR CECELIA DESAULNIERS, Deceased,  
GRANTOR, has*

*not done, committed, or knowingly or willingly suffered to be done or committed, any  
act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, are, shall,  
or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.*

*In Witness Whereof*, the said EUGENE W. DESAULNIERS, III, Executor of the ESTATE of ELEANOR C. DESAULNIERS, a/k/a ELEANOR CECELIA DESAULNIERS, Deceased, GRANTOR, hereunto set his hand and seal the day and year first above written.

ESTATE of ELEANOR C. DESAULNIERS, a/k/a  
ELEANOR CECELIA DESAULNIERS, Deceased

Signed, Sealed and Delivered  
in the Presence of  
Marybeth Harman

Eugene W. Desaulniers, III, Executor (Seal)  
Eugene W. Desaulniers, III, Executor

Commonwealth of Pennsylvania :  
: ss.  
County of Lycoming :

On this, the 28<sup>th</sup> day of July, 2022, before me a Notary Public the undersigned officer, personally appeared EUGENE W. DESAULNIERS, III, Executor of the ESTATE of ELEANOR C. DESAULNIERS, a/k/a ELEANOR CECELIA DESAULNIERS, 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 notarial seal.

**MY COMMISSION EXPIRES**

Commonwealth of Pennsylvania - Notary Seal  
Marybeth Harman, Notary Public  
Lycoming County  
My commission expires November 30, 2023  
Commission number 1066912

Marybeth Harman  
Notary Public

I hereby certify, that the precise address of the grantees herein is

1201 Case Avenue  
Williamsport, Pa 17701

George E. Lepay, Jr