

Record and Return to:
Long Brightbill
315 South Street
Lebanon, PA 17042

OR Bk 2609 Page 2124 - 2128
Filed in SCHUYLKILL COUNTY, PA
ANN DUDISH, RECORDER OF DEEDS
10-20-2017 At 11:29 am. Fee: 10071.00
201700013228 DEED

GPIN# 21-8-1(5)



This Indenture Made the 17th day of September in the year of Our Lord
Two Thousand Seventeen (2017)

Between QUI LY, adult individual and OSWALDO KELLY, adult individual, (hereinafter
called the Grantors), of the one part, and

CITY OF LEBANON AUTHORITY (hereinafter called the Grantee), of the other part,

Witnesseth That the said Grantors for and in consideration of the sum of **Five hundred thousand (\$500,000.00) dollars** lawful money of the United States of America, unto Grantors well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant and convey, bargain and sell, release and confirm unto the said Grantee, its successors and assigns, forever.

All that certain messuage, tenement and tract of land situate in the Township of Pine Grove, County of Schuylkill and Commonwealth of Pennsylvania, as more particularly described in Exhibit "A" attached hereto.

Together with all and singular the 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 the said Grantor, as well at law as in equity, of, in, and to the same.

CERTIFICATION OF LABEL NUMBERS ONLY

DOES NOT VERIFY CONTENTS
OF THIS DOCUMENT

SCHUYLKILL COUNTY ASSESSMENT BUREAU

To have and to hold the said lot or piece of ground described 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 Grantors, their heirs, executors and administrators do covenant, promise 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 the appurtenances, unto the said Grantee, its successors and assigns, against, the said Grantors and 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 or any of them, shall and will **SPECIALLY WARRANT** and forever **DEFEND**.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE, OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

In Witness Whereof, the Grantors have hereunto set their hands and seals, dated the day and year first above written.

Sealed and delivered } ss
Socialist Republic of Vietnam
U.S. Consulate General

In the presence of us:

I do hereby certify on
07-SEP-2017

before me personally appeared
Ly Qui Naha
known or proved to me to be
the same person who executed
the foregoing instrument and
acknowledged to me that he
executed same as his free act
and deed.



(Seal)

Qui Ly



(Seal)

Oswaldo Kelly

ROSEMARY N. HIGGINS
Vice Consul
U.S. Consulate General
Ho Chi Minh City, Vietnam



: SS

[Signature]



State of New York :
County of Queens : SS

On this, the 27th day of September, 2017 before me, a Notary Public in and for the Commonwealth of ~~Pennsylvania~~ New York, residing in the County aforesaid the undersigned Officer, personally appeared Oswaldo Kelly, Grantor herein known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

M. JOSEPH LEVIN
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02LE7508950
QUALIFIED IN NEW YORK COUNTY
COMMISSION EXPIRES APRIL 21, 2019

[Signature]
Notary Public

The address of the above-named Grantee is:
2311 Ridgeview Rd. Lebanon PA 17042

[Signature]
On behalf of GRANTEE

EXHIBIT "A"

ALL THAT CERTAIN lot, piece, or parcel of land, together with a three (3) story stone dwelling, frame barn, and other outbuildings, situate on the North side of Township

Road T-392B (Old Forge Road), in the Township of Pine Grove, County of Schuylkill, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the North right-of-way line of Township Road T-392B (Old Forge Road) and at the Southwest corner of Parcel No. three (3) of "The Forge", and at the Southeast corner of Parcel No. four (4) of "The Forge" hereinafter described. Thence from the place of beginning and along the North right-of-way line of Township Road T-392B (Old Forge Road) for the following three (3) courses and distances: (1) Along a curve to the left, having an angle of four degrees twenty-one minutes ($4^{\circ} 21'$), a radius of one thousand eight hundred three and fifty hundredths (1,803.50') feet, a tangent of sixty eight and fifty hundredths (68.50') feet, an arc of one hundred thirty-six and ninety-two hundredths (136.92') feet, for a chord course and distance of North eighty-eight degrees thirty-three minutes thirty seconds West (N $88^{\circ} 33' 30''$ W), one hundred thirty-six and eighty-nine hundredths (136.89') feet to a point. (2) Along a curve to the left having an angle of seventy-five degrees fifty-two minutes ($75^{\circ} 52'$), a radius of sixty-nine (69') feet, a tangent of fifty-three and seventy-eight hundredths (53.78') feet, an arc of ninety-one and thirty-six hundredths (91.36') feet, for a chord course and distance of South fifty-one degrees twenty minutes West (S $51^{\circ} 20'$ W), eighty-four and eighty-three hundredths (84.83') feet to a point. (3) South thirteen degrees twenty-four minutes West (S $13^{\circ} 24'$ W), twenty-two and seven hundredths (22.07') feet to a point in the centerline of Mill Creek. Thence along the centerline of Mill Creek, along land of the Commonwealth of Pennsylvania, Pennsylvania Game Commission, for the following nine (9) courses and distances: (1) North eighty-two degrees seven minutes West (N $82^{\circ} 7'$ W), seventy and eighty-three hundredths (70.83') feet to a point. (2) South eighty-four degrees thirty-eight minutes West (S $84^{\circ} 38'$ W), one hundred ninety-five and sixty hundredths (195.60') feet to a point. (3) North seventy-five degrees nine minutes West (N $75^{\circ} 9'$ W), two hundred and thirty hundredths (200.30') feet to a point. (4) North sixty-four degrees sixteen minutes West (N $64^{\circ} 16'$ W), one hundred eighty-two and ten hundredths (182.10') feet to a point. (5) North seventy-four degrees twenty-nine minutes West (N $74^{\circ} 29'$ W), one hundred ninety-five and seventy hundredths (195.70') feet to a point. (6) North sixty-two degrees thirty-five minutes West (N $62^{\circ} 35'$ W), one hundred twenty 120') feet to a point. (7) North sixty-four degrees fourteen minutes West (N $64^{\circ} 14'$ W), one hundred seventy-seven and seventy hundredths (177.70') feet to a point. (8) South eighty-four degrees forty-one minutes West (S $84^{\circ} 41'$ W), one hundred fifty-five and twenty hundredths (155.20') feet to a point. (9) South forty-four degrees forty-five minutes West (S $44^{\circ} 45'$ W), one hundred seventy-six and sixty hundredths (176.60') feet to a point. Thence further along the land of the Commonwealth of Pennsylvania, Pennsylvania Game Commission, North six degrees thirty-eight minutes West (N $6^{\circ} 38'$ W), one thousand six hundred ninety-eight and ninety hundredths (1,698.90') feet to a tack in stake in old stone pile, S.G.L. #518, thence along land now or formerly of A. L. Yoder, South sixty degrees two minutes East (S $60^{\circ} 2'$ E), one thousand nine hundred thirty-nine and fifty-one hundredths (1,939.51') feet to an iron pin, thence along the West line of Parcel No. three (3) of "The Forge", land of Robert M. Boyer and Margaret B. Ward, South five degrees thirty-nine minutes forty seconds East (S $5^{\circ} 39' 40''$ E), eight hundred eighteen and fifty-six hundredths (818.56') feet to the place of beginning.

CONTAINING 1,943,666 square feet or 44.62044 acres and being designated as Parcel No. four (4) of "The Forge" on Drawing NO. PGT-512 of Dennis D. Fidler, Registered Surveyor. Said Drawing being recorded in the Office of the Recorder of Deeds in and for Schuylkill County in Map Book No. 35, Page 59.

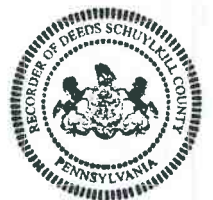
BEING THE SAME PREMISES WHICH Qui Ly, Administrato of the Estate of Troy Morehouse by Deed dated June 7, 2015 and recorded October 16, 2015 in the Recorder of Deeds Office in and for Schuylkill County, Pennsylvania granted and conveyed unto Qui Ly and Oswaldo Kelly, Grantors herein.

201700013228
LONG * BRIGHTBILL
LEBANON PA

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Exempt Status - W
State Tax \$ 5000.00
Local Tax \$ 5000.00
\$ 2500.00 PINE GROVE TOWNSHIP
\$ 2500.00 PINE GROVE SCHOOL DISTRICT

I hereby **CERTIFY**
that this document is
recorded in the office
of the Recorder of
Deeds in and for the
County of Schuylkill
and Commonwealth of
Pennsylvania



A Oly