



Davis Real Estate, Inc.

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WINTER WANDERER



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The Joys of Winter Hiking! Hiking through the forest, all bundled up on a crisp winter day in a white wonderland is a great feeling! The landscape is magical! No humidity and best of all NO BUGS! It is especially fun after a newly fallen snow! Seeing frozen waterfalls and shimmering icicles hanging from the trees and rocks is a treat you don't see in the warmer months! It is a totally different experience but it does have some challenges. The ground can be a bit slippery if there is ice underneath and if hiking on a steeper grade, it could be a little dangerous. A pair of strap on ice cleats to put on your boots should probably be in your backpack and using ski poles for walking sticks is a great help! It is also good to stick to the trail in case something does happen, you would want to be easily found. Snowshoeing in a field after snow has accumulated is lots of fun, and great exercise if you have been cooped up for a while! Also, many people like to cross-country ski on the Pine Creek Rail Trail. It is groomed for cross country skiing and is another fun way to get out

and spend a winter day! Enjoying the beauty Mother Nature has provided in our area is a treat no matter what time of year it is! It is also a great family activity....get the kids out of the house and explore the woods in the Winter! Discovering the joys of Winter hiking will help pass the time until the warmer weather arrives again! Take your camera and get some great shots!

THINKING OF SELLING! I HAVE BUYERS WAITING! I PROVIDE A FREE MARKET ANALYSIS AND MY MARKETING IS SUPERIOR!

HUMOR ME!



BEST EVER VENISON MARINADE!

Venison steak can tend to be a little tough, but letting it marinate overnight in a magical mixture will result in mouth-watering, tender medallions for your ultimate main course! Here is a delicious and easy marinade:

INGREDIENTS:

- 3 TB Olive Oil
- 1 TB Lemon juice
- 1 TB Worcestershire sauce (Lea & Perrins is a MUST)
- 1 TB Balsamic Vinegar
- 1 Tsp. minced garlic
- 1/2 tsp. fresh ground pepper
- 1 to 1/2 lb. Venison steak cut into medallions
- Zip lock bag

INSTRUCTIONS:

- Mix all ingredients together in a measuring cup*
- Place venison in a zip-lock bag*
- Pour in marinade & seal bag.*
- Lay flat in a casserole dish, put it in the fridge for at least 4 hours, turning every 1/2 hours to marinate evenly. Cook anyway you want!*
- My personal favorite, in a cast iron skillet! YUM!*



TRAIL FEES? There was a discussion recently in one of my FB groups about the possibility of a small yearly fee for use of the trails in Pennsylvania's State Parks. The opinions were divided. Some were for it because they felt the fee could benefit improved on-going maintenance of the trails. More people are discovering our trails and forests, which is great, but it also means harder usage and therefore perhaps a need for extra resources. Those against it felt it would be oppressive and discourage families from enjoying this activity if they are on a limited budget. Some also had concerns that the fee would start out very small and unimposing, but would set a precedent and open the door for increases and fees on other park uses. Currently volunteers do a lot to maintain the trails and needed repairs are financed through donations and grants. But many feel that the job is becoming too big and that volunteerism has dwindled in recent years, therefore a need for additional revenue to keep the trails open may be in order. There are no immediate plans for this action that I know of, this is just a discussion. In PA there are no admission fees to our state parks or fees for use of any of the trails. Not the case in some other states.

There are valid points for each side of the discussion on this topic. Many questions remain on how this would be implemented and what the impact would be on the general public who enjoy using the trails.

The best case scenario, in my opinion, is that there would never be a fee to hike in "Penn's Woods" and that we would see an army of volunteerism with more than enough public support to keep these trails maintained for future generations. If interested in finding out more about volunteering, check out the DCNR Conservation Volunteer Program at www.volunteers.dcnr.state.pa.us



This is a great volunteer program for young and old alike!

STAY IN THE LOOP! NEW LISTINGS, PRICE CHANGES AND MORE! SIGN UP FOR MY EXCLUSIVE E-GROUP AT www.RecreationalPropertiesPennsylvania.com! Also, check out my FB page www.facebook.com/CabinSpecialist Post your pictures and tell me what you are looking for!

CLOUD ON THE TITLE? NOW WHAT?

When agreeing to purchase a property, no doubt, one of your due diligences will be to have a deed search completed to make sure the title is “clean”. But what happens if the search reveals a “cloud” on the title?

Moreover, what exactly does that mean in layman’s terms? There are times a deed search will reveal something in the chain of title that is “questionable”. For example, there could have been an ownership interest in the property going back many years, but that was never signed off on. Perhaps it was so long ago, that the person is likely no longer alive, but nonetheless, it creates what is called a “cloud on the title” because it went unresolved in the chain. There may also be other oddball findings such as a clerical error in the name of the Grantor that causes names in the chain to not be a perfect match (happened in one of my transactions recently). Maybe there is even an old lien from a mortgage 50 years ago that was likely paid off, but the company never provided a satisfaction piece to the courthouse to take it off the records, and the company does not even exist anymore. These are just a few examples and clearing up these types of issues could end up being very costly and time-consuming. An action for Quiet Title can cost as much as \$5,000 and up to 6 months to clear up! There is even a possibility that an issue cannot ever be cleared up. Does that mean the property is not able to be sold? Most properties with clouds on the titles can still transfer ownership. The purchaser, however, would have to agree to move forward with the sale but with the title company making an “exception” on that particular issue. The advice of a real estate attorney should always be taken into consideration before agreeing to make a purchase such as this. You should find out from the attorney what your worst case scenario would be. Sometimes, the attorney may say that you would likely have quiet enjoyment of your property with no issues, but if you were to re-sell it at a later time, the issue would probably come up again. It is up to you as the buyer to decide how much of a risk you are willing to take.

A positive spin on this; upon the realization of the issue, the seller may agree to sell you the property for much less than what it is worth to avoid the time and expense in trying to clear the title. Maybe the risk is so minimal that it would be an equitable exchange to accept this cloud but get the property for far less. Also, in these cases, time is a remedy of sorts. The further away in time you get from the year of the issue, the less the risk and likelihood of anything arising from it. However, there is never a guarantee so one should proceed with caution upon discovering a cloud on the title. This also highlights the importance of paying for a professional title search by a qualified abstracting company or attorney. I have seen so many cases over the years where the seller of a property never had a search done when they purchased it. Then an issue comes to light when the buyer has the title examined and the sale is scuttled! You should always have a search done and purchase a title policy so you have no future surprises like not knowing there is a ROW that belongs to the property behind you going right through your front yard...or that someone else has rights to your water source etc., etc. ! These are things that you don’t want to find out after you are in a transaction with a buyer! Finding a cloud on your title can be upsetting, but it is NOT necessarily a total obstacle. There are solutions and answers. Always get professional advice by working with an experienced Realtor and abstractor so that you will see clear skies ahead!



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EVERY DAY IS AN ADVENTURE IN MY WORLD! I LOVE WHAT I DO AND IT SHOWS! CALL ME TO CHAT ABOUT YOUR REAL ESTATE NEEDS! LET ME HELP YOU FIND YOUR OWN PIECE OF PARADISE!

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LISA'S LISTINGS

CAMMAL 1.5 acre lot. Electric on the property! Very close to the rail trail and Pine Creek! Only \$26,900!

WESTPORT 4 WHEEL DRIVE ACCESS ONLY! SECLUDED!

SECLUDED LOTS that are off the grid! 390 acres (\$395,000)

27 acres (\$53,900)

23 acres (\$49,900)

10 acres (\$39,000)

70 acre parcel (\$49,900)

SLATE RUN \$225,000 New modular borders state lands in Slate Run. Secluded. Beautiful décor. Includes all! VERY MOTIVATED!

SLATE RUN \$599,000 5 BD with PINE CREEK FRONTAGE & RAIL TRAIL ACCESS PLUS garage w/ 2 BD dwelling. NO FLOOD! 2.83 Acres

WATERVILLE \$99,500 Nice ranch style cabin on nearly 2 acres with Little Pine Bottom frontage! Close to the rail trail and Pine Creek

WOLFE'S GENERAL STORE & SLATE RUN (ORVIS) TACKLE SHOP Profitable venture! Upstairs living quarters! \$550,000 + inventory

NORTH BEND \$144,900 Combination uses for this property include a 2 story residence, an upstairs residence w/downstairs retail space or a duplex for extra income! The downstairs is already turnkey for either a retail or residence space!

LOCK HAVEN \$155,900 3% SELLER ASSIST! Nice ranch on a double lot with refinished wood floors and garage! Convenient location!

CROSS FORK \$169,000 Great vacation home with an unfinished addition. Borders game lands! 23 acres! Snowmobile trail access!

RENOVO \$250,000 Exquisite turn of the century brick home! 3000 sq. feet! Could also be a B&B or professional offices or combo!

SEE PICTURES AND DETAILED INFO AT:

www.recreationalpropertiespennsylvania.com



PHOTO CORNER:

Check out this magnificent bull elk hanging out "in town" at Benezette! Great shot taken by Robert Groff!



In every walk with nature, one receives far more than he seeks! ~John Muir

SEE YA' UP THE CREEK!