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THIS INDENTURE.MADE THE 14th day of May in the year of our Lord Two Thousand Twelve (2012)

Between James E. Marsh, Jr. and Mardith S. Marsh, husband and wife, and Ritchie T. Marsh and Mary C. Marsh, husband and wife, and Virginia Sundberg, single, and Linda M. Loran, single, all of the County of Erie, Commonwealth of Pennsylvania, Parties of the First Part,

and Robert N. Braca, of the Township of Waterford, County of Erie, Commonwealth of Pennsylvania, Party of the Second Part

Witnesseth, That the said party of the first part, for and in consideration of the sum of FORTY THOUSAND DOLLARS AND 00 CENTS----- (\$40,000.00) ----- Dollars, lawful money of the United States, to them in hand paid by the said party of the second part, at and before the ansealing and delivery of these presents, the receipt and payment whereof is hereby acknowledged, has/have granted, bargained, sold, released and confirmed, and by these presents do/does grant, bargain, sell, release and confirm unto the said party of the second part, and to his, her, their, its heirs/successors and assigns,

ALL that certain piece or parcel of land situate in the Township of McKean, County of Erie, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southeast corner of the whole tract (being Tract No. 17); thence West One hundred fifty-six (156) perches to land formerly of Ithamer Porter; thence North Seventy-eight and four tenths (78.4) perches to a point; thence East One hundred fifty-six (156) perches to the Waterford Township line; thence South seventy-eight and four tenths (78.4) perches to the place of beginning, containing Seventy-two (72) acres and allowance, more or less, having erected thereon a one and a half story frame dwelling and barn.

EXCEPTING from the above described parcel, that portion lying West of Sharp Road (known as Route 86) and currently bearing Erie County Index No. (31) 16-63-4, 4.01, 4.02, 4.03, 4.04 and 4.05. The resulting parcel of 15.51 acres bears Erie County Index No. (31) 16-63-2.

ALSO, ALL that certain piece or parcel of land situate in the Township of Waterford, County of Erie, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at the southwest corner of the land formerly of William Monroe and Josephine Monroe, his wife, as described in Deed of Elizabeth Hamilton, recorded in Erie County, Pennsylvania Deed Book 222, at page 67, said corner being on the line between Waterford and McKean Township; thence East along the south line of said land about Thirty-eight (38) perches, more or less, to the center of the creek, running across said land in a Southeasterly direction; thence in a Northwardly direction along the center of said creek to the point where said creek intercepts the west line of said land; thence South along the west line of said land to the place of beginning, containing about three (3) acres of land, more or less.

Marsh

SAID premises described above bears Erie County Assessment Index No. (31) 16-63-2 and (47) 11-4-3 respectively.

BEING the same premises conveyed to James E. Marsh, Jr., Ritchie T. Marsh, Virginia Sundberg and Linda M. Lorah by deed dated April 11, 2001 and recorded April 12, 2001 in Erie County Record Book 765, Page 1138.

Mardith S. Marsh joins in this conveyance for the sole purpose of divesting any right, title or interest she has or may claim to have by virtue of her marriage to James E. Marsh, Jr., and hereby QUIT CLAIMS any such right, title or interest in the within described property to the Party of the Second Part, giving no warranty, whatsoever, as to the quality or marketability of title.

Mary C. Marsh joins in this conveyance for the sole purpose of divesting any right, title or interest she has or may claim to have by virtue of her marriage to Ritchie T. Marsh, and hereby QUIT CLAIMS any such right, title or interest in the within described property to the Party of the Second Part, giving no warranty, whatsoever, as to the quality or marketability of title.

THIS DEED is taken under and subject to easements, restrictions and rights of way of record and/or those that are visible to a physical inspection.

PARTIES of the first part have no actual knowledge of any hazardous waste, as defined in Act No. 1980-97 of the Commonwealth of Pennsylvania, having been or presently being disposed of on or about the property described in this deed.

Allocation of purchase price: Waterford Township 22% of consideration equals \$8,800.00. McKean Township 78% of consideration equals \$31,200.00.

Together with all and singular, the rights, liberties, privileges, hereditaments, improvements, and appurtenances, whatsoever thereto belonging, and the reversions and remainders, rents, issues, and profits thereof; and also, all the estate and interest whatsoever of the said party of the first part, in law or equity, of, in to or out of the same;

To have and to hold the same, together with the premises hereby granted, or intended so to be, unto the said party of the second part, his, her, their, its, heirs/successors, and assigns, to the use of the said party of the second part, his, her, their, its, heirs/successors, and assigns, forever. And the said party of the first part, his, her, their, its, heirs/successors, executors and administrators, do/does hereby covenant and agree to and with the said party of the second part, his, her, their, its, heirs/successors, and assigns, that the said party of the first part, his, her, their, its, heirs/successors, and assigns, all the above, together with the above mentioned and described premises, unto the said party of the second part, his, her, their, its, heirs/successors, and assigns, against the said party of the first part and his, her, their, its, heirs/successors, and assigns, and against all and every other person or persons whomsoever lawfully claiming or to claim the same

shall and will Specially WARRANT and forever DEFEND by these presents.

IN Witness Whereof, the said party(ies) of the first part has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

Signed, Sealed and Delivered
in the presence of

James E. Marsh, Jr.
James E. Marsh, Jr.

Mardith S. Marsh
Mardith S. Marsh

Ritchie T. Marsh
Ritchie T. Marsh

Mary C. Marsh
Mary C. Marsh

Virginia Sundberg
Virginia Sundberg

Linda M. Lorah
Linda M. Lorah

COMMONWEALTH OF PENNSYLVANIA

County of Erie

)
) ss.
)

On this 14 day of May, 2012 before me, the undersigned officer, personally appeared James E. Marsh, Jr. and Mardith S. Marsh, husband and wife, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

Ritchie T. Marsh
Title of Officer

NOTARIAL SEAL
RITCHIE T. MARSH, NOTARY PUBLIC
ERIE COUNTY, PENNA.
MY COMMISSION EXPIRES ON SEPT. 30, 2014

Erie County PA Recorder of Deeds Inst. #: 2012-012837 5/18/2012 4:07:19 PM Page 4 of 5

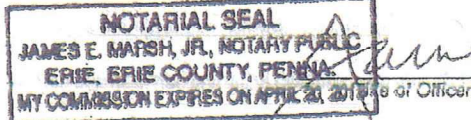
COMMONWEALTH OF PENNSYLVANIA

County of Erie

On this 14th day of May, 2012 before me, the undersigned officer, personally appeared Ritchie T. Marsh and Mary C. Marsh, husband and wife, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:



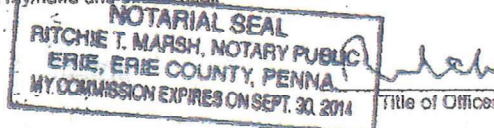
COMMONWEALTH OF PENNSYLVANIA

County of Erie

On this 14 day of May, 2012 before me, the undersigned officer, personally appeared Virginia Sundberg, single, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:



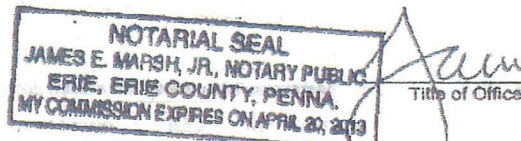
COMMONWEALTH OF PENNSYLVANIA

County of Erie

On this 14 day of May, 2012 before me, the undersigned officer, personally appeared Linda M. Lorah, single, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:



I, Robert Brack hereby certify that the residence of the within named Grantee is

1131 Route 97
P.O. Box 338
Waterford, PA 16441



RECORDER OF DEEDS DIVISION

ERIE COUNTY COURTHOUSE 140 W. 6TH STREET, P.O. BOX 1849 ERIE
PENNSYLVANIA 16507 PHONE: (814) 451-6246 FAX: (814) 451-6213
EMAIL: recorder@eriecountypa.gov

2012-012837

PATRICK L. FETZNER
CLERK OF RECORDS

Instrument Number: 2012-012837

Instrument Type: DEED

Record Date: 5/18/2012

Record Time: 04:07:19

Receipt No.: 1001583

Receipt Distribution

Fee/Tax Description	Payment Amount
DEED	15.00
DEED - WRIT	.50
DEED - RTT STATE	400.00
GENERAL MCLANE SD	156.00
FORT LEBOEUF S.D.	44.00
MCKEAN TWP	156.00
WATERFORD TWP	44.00
LOW INCOME HOUSING	10.50
J.C.S. / A.T.J	23.50
CO REC MGT ACCT	2.00
ROD REC MGT ACCT	3.00
Check# 10753	\$54.50
Check# 10758	\$800.00
Total Received.....	\$854.50

Recording Page Count: 5

Paid By Remarks: MARSH/MARSH/BRACE
DI

I HEREBY CERTIFY THAT THIS DOCUMENT
IS RECORDED IN THE RECORDER OF DEEDS
OFFICE OF ERIE COUNTY, PENNSYLVANIA

PATRICK L. FETZNER
ERIE COUNTY CLERK OF RECORDS

Certification Page

DO NOT DETACH

This page is now part of this legal document.

NOTE: Some information subject to change during the verification process and may not be reflected on this page.