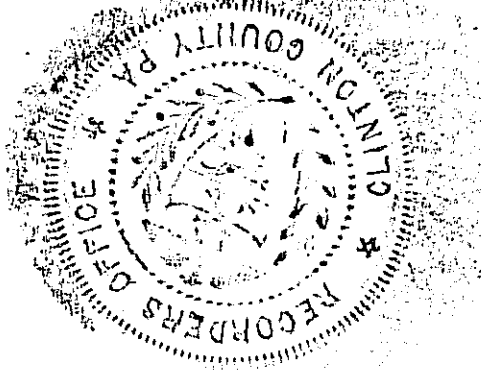


This document prepared by:
Larry E. Coploff, Esquire
COPLOFF, RYAN & WELCH
136 East Water Street
Lock Haven, PA 17745
(570) 748-7771



FILED
CLINTON COUNTY, PA

2007 JAN - 2 P 2: 13

GAIL M. GEPHART
RECORDER OF DEEDS

THIS DEED Made this 21st day of December, in the year Two Thousand Six (2006).

BETWEEN H. JOSEPH GEISE, III, and NAN H. GEISE, husband and wife, of State College, Pennsylvania, PHILIP BARKER and SUE H. BARKER, husband and wife, of Easley, South Carolina, and RICHARD A. RICCARDO, husband of BETH H. RICCARDO, of Lock Haven, Pennsylvania, by their Attorney-in-Fact, BETH H. RICCARDO, as set forth in the Special Power of Attorney, dated March 2, 1999, and recorded in Clinton County, Pennsylvania, in Record Book 1010, page 77, and BETH H. RICCARDO, of Lock Haven, Pennsylvania,

GRANTORS

A
N
D

FAIRPOINT MEADOWS HOMEOWNERS ASSOCIATION, a Pennsylvania Non Profit Corporation,

GRANTEE

WITNESSETH, That in consideration of ONE AND 00/100-----
-----(\$1.00)-----DOLLAR,
in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, its successors and assigns,

2007-00020
65.00

ALL THAT CERTAIN parcel of land situated in Bald Eagle Township, Clinton County, Pennsylvania shown as "Lot A-47" on plans prepared by Mid-Penn Engineering Corporation entitled "Land Development Plan for Fairpoint Meadows (Phase II)", Project No. 18P3-01 3.4, Drawing No. R-1, Sheet 2 of 16 entitled "Recording Plan" and recorded in the Recorder's Office of Clinton County at Instrument No. 2006-4623, more fully bounded and described as follows:

BEGINNING at a point of curvature in the Southern right-of-way line of a fifty (50) foot wide future road extension, in the Northern line of the herein described parcel; thence along the Southern right-of-way line of the future road extension the following four (4) courses: (1) by the arc of a curve to the left having a radius of three hundred twenty-five (325) feet, a chord bearing and distance of North 62 degrees 33 minutes 13 seconds East, a distance of three hundred seventy-one and 52/1000 (371.052) feet, and an arc length of three hundred ninety-four and 90/100 (394.90) feet to a point of tangency; (2) North 27 degrees 44 minutes 39 seconds East, a distance of one hundred thirty-one and 53/100 (131.53) feet to a point of curvature at the Northern corner of the herein described parcel; (3) by the arc of a curve to the right having a radius of twenty-five (25) feet, a chord bearing and distance of South 73 degrees 46 minutes 17 seconds West, a distance of thirty-five and 98/100 (35.98) feet, and an arc length of forty and 17/100 (40.17) feet to a point of tangency; and (4) South 60 degrees 12 minutes 05 seconds East, a distance of sixty-one and 85/100 (61.85) feet to a point at the common Northwestern corner of lands now or formerly of Richard and Beth Riccardo, et al., and the Northeastern corner of the herein described parcel; thence along lands of now or formerly of Riccardo, et al., and Lot No. A-47 the following two (2) courses: (1) South 07 degrees 28 minutes 47 seconds West, a distance of three hundred twenty-one and 40/100 (321.40) feet to a point; and (2) South 62 degrees 15 minutes 49 seconds West, a distance of two hundred seventy-six and 56/100 (276.56) feet to a point; thence continuing along lands of now or formerly of Riccardo, et al., and concluding along lands now or formerly of Bald Eagle Township Municipal Authority, South 35 degrees 36 minutes 39 seconds West, a distance of one hundred fifty-three and 46/100 (153.46) feet to a point in a curve in the Northern right-of-way line of Township Road T-369, Fairpoint Road, a fifty (50) foot wide right-of-way, at the common Southwestern corner of said lands of Bald Eagle Township Municipal Authority and the Southeastern corner of the herein described easement; thence along the Northern right-of-way line of Fairpoint Road the following three (3) courses: (1) North 63 degrees 54 minutes 49 seconds West, a

CLINTON COUNTY ASSESSMENT OFFICE UPI Registry
03-28611 UPI Number
01/02/07 Date

distance of eleven and 46/100 (11.46) feet to a point; (2) North 67 degrees 52 minutes 16 seconds West, a distance of one hundred forty-three and 24/100 (143.24) feet to a point of curvature; (3) by the arc of a curve to the left having a radius of seven hundred (700) feet, a chord bearing and distance of North 72 degrees 35 minutes 21 seconds West, a distance of one hundred fifteen and 15/100 (115.15) feet, and an arc length of one hundred fifteen and 28/100 (115.28) feet to a point at the common Southeastern corner of Lot No. A-46 and the Southwestern corner of the herein described parcel; thence along Lot No. A-46, North 08 degrees 19 minutes 49 seconds East, a distance of two hundred twenty-nine and 45/100 (229.45) feet to a point in the Southern right-of-way line of North Parsons Drive at the common Northeastern corner of Lot No. A-46 and the Northwestern corner of the herein described parcel; thence along the Southern right-of-way line of North Parsons Drive and concluding along the Southern right-of-way line of a fifty (50) foot wide future road extension, South 82 degrees 38 minutes 13 seconds East, a distance of one hundred seventeen and 83/100 (117.83) feet to the point of BEGINNING. Containing 160,645 square feet or 3.688 acres of land, more or less.

BEING a portion of Parcel 1 granted and conveyed by Paul W. Houck and Dorothy M. Houck, husband and wife, to H. Joseph Geise, III, and Nan H. Geise, Richard A. Riccardo and Beth H. Riccardo, and Philip Barker and Sue H. Barker, by Deed dated December 27, 1996, and recorded in Clinton County, Pennsylvania, in Record Book 854, page 24.

UNDER AND SUBJECT to a portion of a conservation easement as shown on the Land Development Plan for Fairpoint Meadows (Phase II), Recording Plan, more fully bounded and described as follows:

BEGINNING at a point at the common Northeastern corner of Lot No. A-46 and the Northwestern corner of Lot No. A-47; thence South 08 degrees 19 minutes 49 seconds West, a distance of fifteen and 06/100 (15.06) feet to the point of beginning in the Eastern line of Lot No. A-46 at the Northwestern corner of the herein described easement; thence through Lot No. A-47 the following twenty-one (21) courses describing the Northern and Eastern lines of the herein described easement: (1) North 88 degrees 10 minutes 13 seconds East, a distance of fifty (50) feet to a point; (2) South 01 degree 49 minutes 47 seconds East, a distance of nineteen and 04/100 (19.04) feet to a point; (3) South 86 degrees 34 minutes 10 seconds East, a distance of seven and 43/100 (7.43) feet to a point; (4) South 51 degrees 21 minutes 56 seconds East, a distance of forty-two and 73/100 (42.73) feet to a point; (5) South 74 degrees 28 minutes 41 seconds East, a distance of one hundred thirty and 29/100 (130.29) feet to a point; (6) South 10 degrees 14 minutes 38 seconds

RECEIPT FOR PAYMENT
=====

Clinton County Recorder of Deeds
P.O. BOX 943
Rock Haven, Pa 17745

Receipt Date: 1/02/2007
Receipt Time: 14:39:00
Receipt No.: 1092605

GEISE H JOSEPH III

Book#: 2007 Page#: 0020

Instrument Number: 2007-000020
Paid By Remarks: COPLOFF RYAN & WELCH

Fee/Tax Description	Payment Amount	Payee Name
DEED	21.00	CLINTON COUNTY GENERAL FUND
DEED - WRIT	70.38	BUREAU OF RECEIPTS & CNTR.M.D
RTT STATE	35.19	BUREAU OF RECEIPTS & CNTR.M.D
RTT SCHOOL	35.19	KEYSTONE CENTRAL SCHOOL DIST
RTT LOCAL	11.48	BALD EAGLE TOWNSHIP
AFFORDABLE HOUSING	2.02	AFFORDABLE HOUSING
AFFORDABLE HOUSING	15.00	CC GENERAL FUND - AFFORD HOUS
UPI	10.00	CLINTON COUNTY GEN FUND - UPI
J.C.S. / A.T.J.	2.00	BUREAU OF RECEIPTS & CNTR.M.D
CO IMPROVEMENT FND	3.00	PATRICIA EDWARDS TREASURER
REC. IMPRVMT FUND	3.00	PATRICIA EDWARDS TREASURER

Check# 11500	\$135.38	
Check# 11501	\$70.38	
Total Received.....	\$205.76	

See Reverse for Instructions

File 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 not set forth in the deed, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax. Attach additional sheet(s) if more space is needed.

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

Larry E. Coploff, Esquire
City: Lock Haven, PA
Telephone Number: 570 1748-7771
Area Code: 570, Zip Code: 17745

TRANSFER DATA

Grantor(s)/Lessor(s): Joseph Geise, III, et al.
Street Address: c/o Beth Riccardo, 30 W. Water St., Lock Haven, PA 17745
Date of Acceptance of Document: _____
Grantee(s)/Lessee(s): Fairpoint Meadows Homeowners Assoc.
Street Address: 30 W. Water Street, Lock Haven, PA 17745

PROPERTY LOCATION

Street Address: North Parsons Drive
City, Township, Borough: Clinton, Bald Eagle Township
School District: Keystone Central Schl Dist.
Tax Parcel Number: 11-01-0047

D VALUATION DATA

1. Actual Cash Consideration	\$1.00	3. Total Consideration	= \$1.00
4. County Assessed Value	1660	6. Fair Market Value	= \$7,038.40
2. Other Consideration	+ 0		
5. Common Level Ratio Factor	x 4.24		

E EXEMPTION DATA

1a. Amount of Exemption Claimed: -0-

1b. Percentage of Interest Conveyed: 100%

2. Check Appropriate Box Below for Exemption Claimed (Estate File Number)
- Will or intestate succession (Name of Decedent)
 - 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 lieu 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.) _____

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: _____ Date: 1/2/07

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.