

Receipt 220159

Printed 05-31-2011 14:43:36

Joseph L. Davidson
Recorder of Deeds - Centre County
414 Holmes Street Suite 1
Bellefonte, PA 16823

TERRY J WILLIAMS
720 S ATHERTON STREET
STATE COLLEGE PA 16801

DEED - NONTAXABLE

R 02080-0486A 1484 4 pages

1 PENNSYLVANIA STATE UNIVERSITY

2 FERGUSON TOWNSHIP

***** RETURN TO *****

TERRY J WILLIAMS

720 S ATHERTON STREET

STATE COLLEGE PA 16801

County Fee 18.00

State Writ .50

ATJ Fee 23.50

Affordable Housing 11.50

DEED - NONTAXABLE 53.50


Commonwealth of Pennsylvania)
)
County of Centre)

Recorded on May 27, 2011

By: JOSEPH L. DAVIDSON
RECORDER OF DEEDS
CENTRE COUNTY

This sheet includes required recording and tax information and is part of the
official record. DO NOT DETACH

4-2
53.50

	C.C.B.O.A. Registry 05-20-11 PRL
	24-4/93A Uniform Parcel Identifier



R 02080-0486 May 27, 2011
PENNSYLVANIA STATE UNIVERSITY
FERGUSON TOWNSHIP

05-27-2011
14:15:09

DN

5 pgs

Joseph L. Williams
RECORDER OF DEEDS

THIS INSTRUMENT WAS PREPARED BY:
DAVID M. WEIXEL, ESQUIRE
MCQUAIDE BLASKO
811 UNIVERSITY DRIVE
STATE COLLEGE, PA 16801

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

THIS DEED

MADE this 24th day of MAY, 2011, by and between:

THE PENNSYLVANIA STATE UNIVERSITY, a non-profit corporation and an instrumentality of the Commonwealth of Pennsylvania, having its principal offices at University Park, Centre County, Pennsylvania, (hereinafter referred to as "Grantor"),

- AND -

TOWNSHIP OF FERGUSON, A Home Rule Municipality having a principal office at 3147 Research Drive, State College, Centre County, Pennsylvania, and **CENTRE REGION COUNCIL OF GOVERNMENTS**, with offices located at 2463 Gateway Drive, Suite 3, State College, Centre County, Pennsylvania, (hereinafter referred to as "Grantees").

WITNESSETH, that in consideration of **THREE HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 (\$375,000.00) DOLLARS**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, their successors and assigns:

ALL THAT CERTAIN parcel of land situated in Ferguson Township, Centre County, Pennsylvania, shown as Lot 7 on a plan prepared by Sweetland Engineering and Associates, Inc. entitled "Penn State University Whitehall Road 6 Lot Final Subdivision Plan", drawing numbers E-3343 and E-3344, dated 07 June, 2007, last revised to 01 October, 2007, herein referred to as "Plan" recorded in Centre County Recorder's Office at Plat Book 80, Page 90, and more fully bounded and described as follows:

BEGINNING at a 3/4" rebar set at a point in the southern line of Lot 5 of said plan at the common northwestern corner of Lot 6, the western terminus of a 50 foot wide access easement and the northeastern corner of the herein described parcel; thence along Lot 6 and the western terminus of said 50 foot wide easement, South 37° 44' 26" East, 1320.62 feet to a 3/4" rebar set at a point in the

northern line of Lot 2RRRR of said plan at the southwestern corner of Lot 6 and the southeastern corner of the herein described parcel; thence along the northern line of Lot 2RRRR, South 53° 15' 30" West, 824.74 feet to a 3/4" rebar set at a point in the eastern line of lands now or formerly of George C. and Phylis H. McWilliams at the common northwestern corner of Lot 2RRRR and the southwestern corner of the herein described parcel; thence along the eastern line of said lands of George C. and Phylis H. McWilliams, North 37° 44' 26" West, 1320.62 feet to a 3/4" rebar set at a point at the common southwestern corner of Lot 5 and the northwestern corner of the herein described parcel; thence along the southern line of Lot 5, North 53° 15' 30" East, 824.74 feet to a 3/4" rebar set at a point, the **BEGINNING**

CONTAINING 1,089,000 square feet or 25.0000 acres of land, more or less.

UNDER AND SUBJECT nevertheless, to all conditions, restrictions, covenants and easements of record.

TOGETHER with rights to a 50 foot wide access easement on Lot 6 as shown on the plan along the northeasterly portion of the herein described parcel.

UNDER AND SUBJECT to rights of access over existing farm lanes for access to Lots 1RR through 7 in accordance with note number 8 of said Plan, and as set forth in the Declaration of Access Easements dated February 25, 2008 and recorded February 27, 2008 in Centre County Record Book 2005, Page 0643, and other references on said Plan.

BEING KNOWN as Centre County Uniform Tax Parcel No. 24-04/93A.

BEING the same premises which were conveyed unto The Pennsylvania State University by Deed of The Pennsylvania State University dated April 9, 2008 and recorded April 11, 2008 in Centre County Record Book 2008, Page 0508.

This property, or interest in Property, was either acquired with, or donated as a match for, funds provided by the Pennsylvania Department of Conservation and Natural Resources ("Department") under the Keystone Recreation, Park and Conservation Fund Act, Act of July 2, 1993, P.L. 359, No. 50 ("Act"). This Property, or any portion of it, may not be converted to purposes other than those authorized under the Act for property acquired with Department funds. No change of use and no transfer of ownership, control or interest in this Property may occur, and no encumbrances may be placed upon this property, without the written consent of the Department or its successor. The restrictions in this paragraph apply to both the surface and subsurface of the property. The restrictions in this paragraph have the effect of a covenant running in perpetuity with the land and is binding upon the owner(s) of the Property and upon all subsequent owners, successors and assign and are enforceable by the Department and its successors.

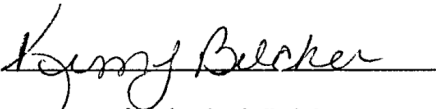
TOGETHER with all and singular the improvements, ways, streets, alleys, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said 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.

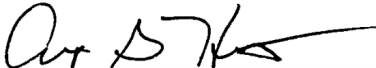
AND the said Grantor, for itself and its successors, does by these presents covenant, grant and agree to and with the said Grantee, its successors and assigns, that it, the said Grantor and its successors, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors, and against all and every other person and persons whomsoever lawfully claiming or to claim the same or any part thereof, shall and will **SPECIALLY WARRANT AND FOREVER DEFEND** the property hereby conveyed.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal, the day and year first above written.

WITNESS/ATTEST:


Kimberly J. Belcher
Assistant Secretary

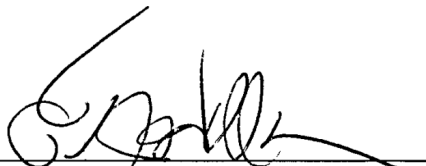
THE PENNSYLVANIA STATE UNIVERSITY

BY: 
Albert G. Horvath
Senior Vice President for Finance
and Business and Treasurer

CERTIFICATE OF RESIDENCE

I hereby certify that the precise addresses of the Grantees herein are as follows:

2463 Gateway Drive, Suite 3
State College, PA 16803


Attorney or Agent for Grantee

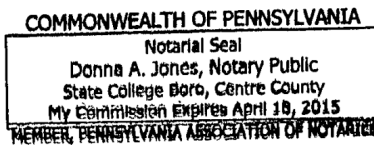
)

On this, the 24th day of May 2011, before me, a Notary Public, the undersigned officer, personally appeared Albert G. Horvath who acknowledged himself to be the Senior Vice President for Finance and Business and Treasurer of The Pennsylvania State University, a non-profit corporation and an instrumentality of the Commonwealth of Pennsylvania, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

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

Donna A. Jones [SEAL]
Notary Public

My Commission Expires:





pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALU

See reverse for instructions.

RECORDER'S USE ONLY
State Tax Paid



R 02080-0486 May 27, 2011
PENNSYLVANIA STATE UNIVERSITY
TOWNSHIP OF FERGUSON

05-27-2011
14:15:09

DN

5 pgs

RECORDED OF DEEDS

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name: Terry J. Williams, Esq. Telephone Number: (814) 234-1500
Mailing Address: 720 S. Atherton Street, Suite 201 City: State College State: PA ZIP Code: 16801

B. TRANSFER DATA

Grantor(s)/Lessor(s)
The Pennsylvania State University
Mailing Address
107 Park Avenue

City: University Park State: PA ZIP Code: 16802

C. Date of Acceptance of Document 5/24/2011

Grantee(s)/Lessee(s)
Centre Region Council of Governments / Twp. of Ferguson
Mailing Address
2463 Gateway Dr., Suite 3 / 3147 Research Drive

City: State College State: PA ZIP Code: 16801

D. REAL ESTATE LOCATION

Street Address: Lot 7, Whitehall Road (6 lot subdivision) City, Township, Borough: Ferguson Township, State College
County: Centre School District: State College Tax Parcel Number: 24-4-93A

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☐ N

1. Actual Cash Consideration 375,000.00	2. Other Consideration + 0.00	3. Total Consideration = 375,000.00
4. County Assessed Value 43,800	5. Common Level Ratio Factor X 3.46	6. Fair Market Value = 151,548

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Grantor's Interest in Real Estate 100	1c. Percentage of Grantor's Interest Conveyed 100
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Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. 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. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) pursuant to §91.192(a) of Realty Transfer Tax

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

5/27/11

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