

Receipt 177014
Printed 05-30-2008 16:15:53

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

WILLIAMS, TERRY J
720 S ATHERTON STREET
STATE COLLEGE PA 16801

DEED - NONTAXABLE
R 02011-0964A 2023 4 pages
1 PENNSYLVANIA STATE UNIVERSITY
2 FERGUSON TOWNSHIP
***** RETURN TO *****
WILLIAMS, TERRY J
720 S ATHERTON STREET
STATE COLLEGE PA 16801

County Fee 18.00
State Writ .50
ATJ Fee 10.00
Affordable Housing 11.50

DEED - NONTAXABLE 40.00

Commonwealth of Pennsylvania)
)
County of Centre)


Recorded on May 30, 2008

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

Williams

4-2
40-

	C.C.B.O.A.	Plat No. - SAA
	Registry	5-28-08
	24-4/94G	
Uniform Parcel Identifier		



R 02011-0964 May 30, 2008
 PENNSYLVANIA STATE UNIVERSITY
 FERGUSON TOWNSHIP
 05-30-2008
 16:13:38
 DN 5 pps RECORDED 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 28th day of May, 2008, 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 **TWO HUNDRED THIRTY THOUSAND SEVEN HUNDRED SEVENTY-FIVE AND 00/100 (\$230,775.00) 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 6 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 in the western right of way line of proposed Blue Course Drive Extension (being 90 feet in width), at the common southeastern corner of Lot 4 of said plan and the northeastern corner of the herein described parcel; thence along said western right of way line of Blue Course Drive Extension (passing over the southern terminus of said Blue Course Drive

Extension at a distance of 50.00 feet), along Lot 2RRRR of said plan and the western portion of a variable width access easement, South 35°58'09"East, 1311.87 feet to a 3/4" rebar set at a common northern corner of said Lot 2RRRR and the southeastern corner of the herein described parcel; thence continuing along Lot 2RRRR, South 53° 15' 30" West , 2455.91 feet to a 3/4" rebar set at a point at the common southeastern corner of proposed Lot 7 of said plan and the southwestern corner of the herein described parcel; thence along Lot 7, North 37° 44'26" West, 1320.62 feet to a 3/4" rebar set at a point in the southern line of Lot 5 of said plan at the common northeastern corner of Lot 7 and the northwestern corner of the herein described parcel; thence along the southern line of Lot 5, North 53° 15' 30" East, 1853.26 feet to a 3/4" rebar set at a point at the common southeastern corner of Lot 5, the southwestern corner of Lot 4, and a northern corner of the herein described parcel; thence along the southern line of Lot 4, North 54° 01' 51" East , 643.41 feet to a 3/4" rebar set at a point, the **BEGINNING**.

CONTAINING 3,267,009 square feet or 75.0000 acres of land, more or less.

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

UNDER AND SUBJECT to a 50 foot wide access easement along the northerly line of the herein described parcel.

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 without the written consent of the Department or its successor. This restriction has 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 assigns. This restriction is enforceable by the Department and its successors.

TOGETHER with rights to a variable width access easement on Lot 2RRRR as shown on the plan along the eastern line 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. 24-04/94G.

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 02008, Page 0509.

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.

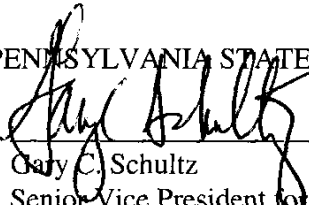
IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal, the day and year first above written.

WITNESS/ATTEST:



THE PENNSYLVANIA STATE UNIVERSITY

BY:

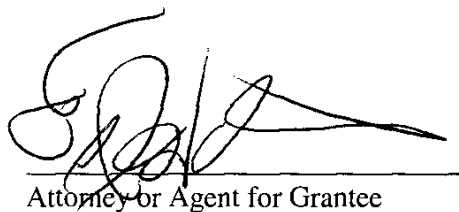


Gary C. Schultz
Senior Vice President for Finance
and Business/Treasurer

CERTIFICATE OF RESIDENCE

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

CR406
2463 Gateway Dr., Suite 3
State College, PA 16801



Attorney or Agent for Grantee

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF CENTRE)

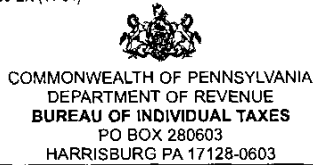
On this, the 28th day of May 2008, before me, a Notary Public, the undersigned officer, personally appeared Gary C. Schultz, who acknowledged himself to be the Senior Vice President for Finance and Business of The Pennsylvania State University, a non-profit corporation and an instrumentality of the Commonwealth 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.

Constance M. Tice [SEAL]
Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Constance M. Tice, Notary Public
State College Boro, Centre County
My Commission Expires Apr. 8, 2010
Member, Pennsylvania Association of Notaries



REALTY TRANSFER TAX STATEMENT OF VALUF

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

R 02011-0964 May 30, 2008
PENNSYLVANIA STATE UNIVERSITY
FERGUSON TOWNSHIP



05-30-2008 16:13:38

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5 pps

Joseph L. ...
RECORDER OF DEEDS

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/cc deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Val tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach

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

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

B. TRANSFER DATA		Date of Acceptance of Document ✓ 5/28/08	
Grantor(s)/Lessor(s) The Pennsylvania State University		Grantee(s)/Lessee(s) Centre Region Council of Governments / Twp. of Ferguson	
Street Address 107 Park Avenue		Street Address 2463 Gateway Dr., Suite 3 / 3147 Research Drive	
City University Park	State PA	Zip Code 16802	City State College
			State PA
			Zip Code 16801

C. PROPERTY LOCATION	
Street Address Lot 6, Whitehall Road (6 Lot Subdivision)	City, Township, Borough Ferguson Township, State College
County Centre	Tax Parcel Number 24-4/94G
School District State College	

D. VALUATION DATA		
1. Actual Cash Consideration 230,775.00	2. Other Consideration + 0.00	3. Total Consideration = 230.78
4. County Assessed Value ✓ 100810	5. Common Level Ratio Factor X 3.41	6. Fair Market Value = 343762.10

E. EXEMPTION DATA	
1a. Amount of Exemption Claimed 100.00	1b. Percentage of Interest Conveyed 100

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- 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.) 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 <i>Terry J. Williams</i>	Date 5/30/08
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.