

Receipt 177981

Printed 06-20-2008 14:35:08

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

MIX, ROBERT A  
P O BOX 179  
BELLEFONTE PA 16823

DEED - NONTAXABLE

R 02013-0568A 1459 4 pages  
1 PENNSYLVANIA STATE UNIVERSITY  
2 STATE COLLEGE BOROUGH AUTHORITY  
\*\*\*\*\* RETURN TO \*\*\*\*\*

MIX, ROBERT A  
P O BOX 179  
BELLEFONTE PA 16823

\*\*\*\*\*

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

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DEED - NONTAXABLE 40.00

Commonwealth of Pennsylvania )

)

County of Centre )

Recorded on Jun 20, 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



R 02013-0568 Jun 20, 2008  
PENNSYLVANIA STATE UNIVERSITY  
STATE COLLEGE BOROUGH AUTHORITY  
06-20-2008  
14:32:20  
DN 5 pgs  
RECORDER OF DEEDS

4-2  
40-

	C.C.B.O.A.	pd 810 - SAA
	Registry	5-28-08
	24-4/93F	
Uniform Parcel Identifier		

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 9<sup>th</sup> day of June, 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 -

**STATE COLLEGE BOROUGH AUTHORITY**, a municipal authority with offices located at 1201 West Branch Road, State College, Centre County, Pennsylvania, (hereinafter referred to as "Grantee).

**WITNESSETH**, that in consideration of **THREE HUNDRED EIGHTY-THREE THOUSAND FIVE HUNDRED and 00/100 (\$383,500.00) DOLLARS**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, its successors and assigns:

**ALL THAT CERTAIN** parcel of land situated in Ferguson Township, Centre County, Pennsylvania, shown as Lot 5 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  $\frac{3}{4}$  inch rebar set 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 7 and the southwestern corner of the herein described parcel; thence along the eastern line of said lands now or formerly of George C. and Phylis H. McWilliams, North  $37^{\circ} 44' 26''$  West, 882.86 feet to a point at the common northwestern corner of Lot 5 and the southwestern corner of the lands now or formerly

of Douglas R. and Vonda M. Yoder, the southeastern corner of the lands now or formerly of Drew S. and Dianna Fenstermacher and, the herein described parcel; thence along the southern line of said lands now or formerly of Douglas R. and Vonda M. Yoder, the southern line of the lands now or formerly of Allan T. and Maureen A. Swanson and, the southern line of the lands now or formerly of Gregg Snipes, North 54° 24' 59" East, 822.58 feet to a point at the common southeastern corner of the said lands of Gregg Snipes and a northern corner of the herein described parcel; thence along the western line of the herein described parcel and the eastern line of the said lands now or formerly of Gregg Snipes, North 37° 50' 29" West, 136.64 feet to a point in the southern right-of-way line of Whitehall Road (SR 3018) said right-of-way being variable in width; thence along the southern right-of-way line of Whitehall Road, North 54° 23' 38" East, 652.46 feet to a point; thence continuing the southern right-of-way line of Whitehall Road, North 52° 24' 05" East, 1202.69 feet to a point at the common northwestern corner of Lot 4; thence along the western line of Lot 4, South 37° 44' 15" East, 262.75 feet to a point; thence continuing along the western line of Lot 4, South 37° 49' 46" East, 745.20 feet to a ¾" rebar set a point in the northern line of Lot 6 at the southwestern corner of Lot 4; thence along the northern line of Lot 6, South 53° 15' 30" West, 1853.26 feet to a ¾" rebar set the northwestern corner of Lot 6 and the northeastern corner of Lot 7 and in the southern line of the herein described parcel; thence along the northern line of Lot 7, South 53° 15' 30" West, 824.74 feet to a ¾" rebar set the northwestern corner of Lot 7, the point of beginning.

**CONTAINING** 2,570,126 square feet or 59.001 acres of land, more or less.

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

**UNDER AND SUBJECT** to rights of access over existing farm lanes for access to Lots IRR 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.

It is the understanding of the parties that the Authority shall use this Property to protect a water recharge area and that the Property shall remain in an undeveloped state or used by Authority, its successors or assigns, for agricultural, passive park, conservation area, preserve, or wetland uses, to include unpaved roadways and walkways, and beneficial reuse uses. This property is restricted to such uses and this restriction has the effect of a covenant running with the land. The covenant shall be enforceable by the University and the costs of enforcement, including costs of litigation and counsel fees, shall be borne by the party who causes a violation of the restriction."

**BEING KNOWN** as Centre County Uniform Tax Parcel No. 24-4/93F.

**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 0513.

**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.

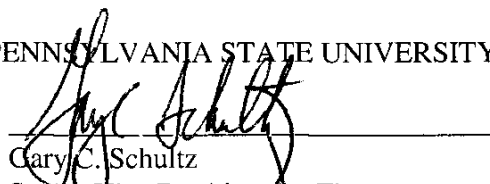
**IN WITNESS WHEREOF**, said Grantor has hereunto set its hand and seal, the day and year first above written.

**WITNESS/ATTEST:**

  
Kimberly J. Belcher  
Assistant Secretary

THE PENNSYLVANIA STATE UNIVERSITY


BY:

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

**CERTIFICATE OF RESIDENCE**

I hereby certify that the precise residence of the Grantee herein is as follows:

1201 West Branch Road  
State College, PA 16801

  
Attorney or Agent for Grantee

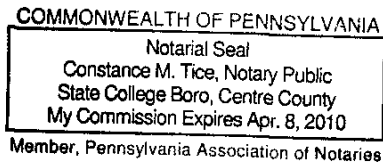
COUNTY OF CENTRE )

On this, the 9<sup>th</sup> day of June, 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.

Christopher M. Dine [SEAL]  
Notary Public

My Commission Expires:





COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid 0

R 02013-0568 Jun 20, 2008  
PENNSYLVANIA STATE UNIVERSITY  
STATE COLLEGE BOROUGH AUTHORITY



06-20-2008

14:32:20

DN

5 pgs

RECORDER OF DEEDS

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

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

Name

Robert A. Mix, Esquire

Telephone Number:

( 814 355-4769

Street Address

115 E. High Street

City

Bellefonte

State

PA

Zip Code

16823

### B. TRANSFER DATA

Date of Acceptance of Document 6/19/2008

Grantor(s)/Lessor(s)

The Pennsylvania State University

Grantee(s)/Lessee(s)

State College Borough Authority

Street Address

Street Address

1201 W. Branch Road

City

University Park

State

PA

Zip Code

16802

City

State College

State

PA

Zip Code

16801

### C. PROPERTY LOCATION

Street Address

West Whitehall Road

City, Township, Borough

Ferguson Township

County

Centre

School District

State College Area

Tax Parcel Number

24-004-093F

### D. VALUATION DATA

1. Actual Cash Consideration

\$383,500.00

2. Other Consideration

+ -0-

3. Total Consideration

= \$383,500.00

4. County Assessed Value

83,945

5. Common Level Ratio Factor

X 3.41

6. Fair Market Value

= 286,252.45

### E. EXEMPTION DATA

1a. Amount of Exemption Claimed

\$383,500.00

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.) \_\_\_\_\_

Both Grantor and Grantee are Commonwealth agencies and therefore are exempt parties.

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

*Robert A. Mix*

Date

6/20/08

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

## INSTRUCTIONS FOR COMPLETING REALTY TRANSFER TAX STATEMENT OF VALUE

### SECTION A

**Correspondent:** Enter the name, address and telephone number of party completing this form.

### SECTION B

**Transfer Data:** Enter the date on which the deed or other document was accepted by the Party(ies). Enter the name and address of the Grantor(s)/Lessor(s) and Grantee(s)/Lessee(s). You must list all names. Attach additional sheet(s) with full name and address of parties involved, if necessary.

### SECTION C

**Property Location:** This section deals with the property being transferred; complete fully. Include the tax parcel number where applicable and the county where the Statement is being filed.

### SECTION D

**Valuation Data:** Complete for all transactions

1. **Actual Cash Consideration** – Enter that amount.
2. **Other Consideration** – Enter the total amount of non-cash consideration such as property and securities. Include mortgages and liens existing before the transfer and not removed thereby, and the agreed consideration for the construction of improvements.
3. **Total Consideration** – Indicate on line 3 the total of lines 1 and 2. This will be the total consideration for the purchase of the property.
4. **County Assessed Value** - Enter the actual assessed value of the property as per records of the county assessment office.
5. **Common Level Ratio Factor** – Enter the county common level ratio factor applicable for the county in which the property is located. An explanation of this factor is provided below.
6. **Fair Market Value** – Multiply the county assessed value (4) and the county common level ratio factor (5) and enter the result in block 6.

### SECTION E

**Exemption Data:** Complete only for transactions where an exemption is claimed.

- 1a. **Amount of Exemption Claimed** - Enter the dollar amount of the total consideration claimed as exempt.
- 1b. **Percentage of Interest Conveyed** - Enter the percentage of interest conveyed.
2. **Check Appropriate Box for Exemption Claimed** - Boxes are provided for the most often used Pennsylvania realty exemptions. Each is explained in order of appearance on the Realty Transfer Statement of Value form.

**"Will or Intestate Succession"** - A transfer by Will for no or nominal consideration, or under the intestate succession laws is exempt from tax. Provide the name of the decedent and estate file number in the space provided.

**"Transfer to a Trust"** - A transfer for no or nominal consideration to a trust is exempt from tax when the transfer of the same property would be exempt from tax if the transfer were made directly by the grantor to all the possible (including contingent) beneficiaries. Attach a complete copy of the trust agreement and identify the grantor's relationship to each beneficiary.

**"Transfer Between Principal and Agent"** - A transfer between an agent or principal for no or nominal consideration is exempt. Attach a complete copy of the agency/straw party agreement.

**"Transfer to the Commonwealth, the United States and Instrumentalities by Gift, Dedication, Condemnation or in Lieu of Condemnation."** - If the transfer is by condemnation or in lieu of condemnation, attach a copy of the resolution.

**"Transfer from Mortgagor to Holder of a Mortgage in Default"** - A transfer from a mortgagor to a holder of a mortgage in default, whether pursuant to a foreclosure or in lieu thereof, is exempt. Provide the mortgage book number and page number where mortgage is recorded.

**"Corrective Deed"** - A deed for no or nominal consideration which corrects or confirms a deed that was recorded previously but does not extend or limit the title or interest under the prior deed is exempt from tax. Attach a complete copy of the prior deed being corrected or confirmed.

**"Statutory Consolidation, Merger or Division"** - A transfer made pursuant to the statutory consolidation or merger of a corporation (15 Pa. C.S. §1921-1932 or 15 Pa. C.S. §5921-5930) or the statutory division of a nonprofit corporation (15 Pa. C.S. §5951-5957) is exempt from tax. Attach a copy of the articles of consolidation, merger or division.

#### **"OTHER" (PLEASE EXPLAIN EXEMPTION CLAIMED IF OTHER THAN THOSE LISTED ABOVE.)-**

When claiming an exemption other than those listed, you must specify which exemption is claimed. When possible, provide the applicable statutory citation. Attach additional pages, if necessary. Attach a copy of applicable documentation.

#### **COMMON LEVEL RATIO FACTOR**

This is a property valuation factor provided by the PA Department of Revenue by which the county assessed value is multiplied to determine the taxable value of real estate for all nonarm's length transactions, leases and acquired companies. The factor is based on the common level ratio established by the State Tax Equalization Board. The common level ratio is a ratio of assessed values to current fair market values as reflected by actual sales of real estate in each county. A statewide list of the factors is available at the Recorder of Deeds' office in each county.

**THIS STATEMENT MUST BE SIGNED BY A RESPONSIBLE PERSON CONNECTED WITH THE TRANSACTION.**