

to an iron pin; thence along the lands of Meadowview Manor, Inc., the following courses and distances: South thirty degrees twelve minutes twenty-two seconds (30°12'22") West, a distance of one hundred thirty-four and thirty-eight hundredths (134.38) feet to an iron pin; thence South thirty degrees thirty-four minutes twenty-two seconds (30°34'22") West, a distance of one hundred twenty-eight and thirty-five hundredths (128.35) feet to an iron pin; thence South one degree thirty-five minutes twenty-two seconds (1°35'22") West, a distance of sixty and fifty hundredths (60.50) feet to an iron pin; thence South four degrees forty-eight minutes thirty-eight seconds (4°48'38") East, passing through an iron pin at two hundred seventeen and ninety hundredths (217.90) feet, a distance of two hundred thirty-four and ninety hundredths (234.90) feet to a point on the bank of aforesaid river; thence along the bank of the river North seventy-three degrees twenty-nine minutes fifty-eight seconds (73°29'58") West, a distance of two hundred eight and twenty-one hundredths (208.21) feet to a point the place of beginning.

The within conveyed tract of land contain three and sixteen hundredths (3.16) acres, according to a survey dated January 8, 2002, by G. I. Phillips, III., Registered Professional Land Surveyor, No. 28854-E.

Title to the within premises was obtained by John J. Rhodes and Myrtle L. Rhodes, husband and wife, by the following Deeds:

1. Part of the premises, which William E. Swigart and Helen F. Swigart, his wife, by their Deed dated, April _____, 1954 and acknowledged May 3, 1954, and recorded on May 3, 1954, in Huntington Co. Deed Book 13, page 59.

2. Deed from Guy R. Wichard, unmarried, dated November 10, 1976, and recorded on November 15, 1976, in Huntington Co. Deed Book 134, page 82.

3. Deed from Union National Bank & Trust Co., Huntington, PA., Administrator c.t.a., of the Estate of Xopher Beck, deceased, dated May 9, 1961 and recorded on June 5, 1961, in Huntington Co. Deed Book 48, page 707.

The within tract is subject to a right-of-way, granted by John J. Rhodes and Myrtle L. Rhodes, his wife, to Westab, Inc., a corporation, by a right-of-way indenture dated February 18, 1965, and recorded on February 25, 1965, in Huntington Co. Miscellaneous Book 68, page 657.

There is **EXCEPTED** from this conveyance four (4) contiguous tracts of land fronting on State Route 4004. Each said lot, has a frontage of forty (40) feet on the said state highway and extends back therefrom one hundred fifty (150) feet to a twenty (20) foot-wide alley, and are Lots 1, 2, 3, and 4 of the Chilcott Addition to Alexandria Borough. It is noted that the said four (4) lots are actually situated in Porter Township. The said lots are subject to a building restriction that all buildings be erected no closer than twenty-six and one-half (26½) feet from the front line of any and all lots.

BEING the same premises which Union National Bank & Trust Co. of Huntington PA, Administrator c.t.a. of the Estate of Xopher Beck, deceased, by its Deed dated May 9, 1961 and recorded on June 5, 1961, in Huntington Co. Deed Book 48, p.707, granted and conveyed unto John J. Rhodes and Myrtle L. Rhodes, his wife.

The real estate conveyed by the within Deed is Parcel Nos. 38-05-42 and 38-05-53.1 on the Huntington Co. Tax Map.