

**RESERVATIONS, RESTRICTIONS, COVENANTS
AND CONDITIONS BINDING CERTAIN LANDS
OF THE PARTIES HERETO KNOWN AS
WARRIOR OAKS
SITUATE IN SMITHFIELD AND PORTER TOWNSHIPS,
HUNTINGDON COUNTY, PENNSYLVANIA**

Whereas, the undersigned owners of the real property described hereinafter are desirous of subjecting said property to the restrictions, covenants, reservations, and easements hereinafter set forth, each and all of which is and are for the benefit of said property and for each owner thereof, and shall inure to the benefit of and pass with said property, and each and every parcel thereof, and shall apply to and bind the successors in interest, and any owner thereof.

The real property which is, and shall be, held and shall be conveyed, transferred and sold subject to the conditions, restrictions, covenants, reservations, and easements is located in Smithfield and Porter Townships, Huntingdon County, Pennsylvania, being all lands known as "Warrior Oaks" as recorded in the Plan Book 1, Pages 4, 10 and 10A, in the Office of the Recorder of Deeds of Huntingdon County.

The said described Warrior Oaks, or any part or parcel thereof, shall be used exclusively for single private residence purposes. Any detached buildings must be approved in structure and purpose by the Architectural Advisory Committee. No buildings shall be allowed that are constructed of concrete block or metal. Any detached building or structure that is currently on a property at the enactment of these covenants shall be permitted to remain. Any future replacements or additions shall need the approval of the Architectural Advisory Committee.

No trade, business, commerce, industry, profession or occupation shall be conducted or carried on upon any lot or lots purchased from the said tract or in or about any building erected thereon. Home offices and businesses which are exclusively operated by the homeowner and do not create motor vehicle traffic or business invitees shall be permitted.

It shall be the responsibility of each lot owner to prevent the development of any unclean, unsightly or unkempt conditions of buildings or grounds on said lots which shall tend to substantially decrease the beauty of the neighborhood as a whole or of any specific area.

Architectural Advisory Committee

The undersigned owners hereby authorize the appointment of an Architectural Advisory Committee. The Committee shall have three (3) members, two (2) owners of lots located in "Warrior Oaks" and a third member experienced in architecture and community development. The Committee shall be elected by the homeowners, with each homeowner having one (1) vote. The term shall be for two (2) years. Members of the Committee may also serve on the Warrior Oaks Water Association, Inc, if elected.

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There shall be an initial review of the proposed plans by the two (2) homeowner members of the Committee. If the plans are approved by the two (2) homeowner members no further review shall be necessary. In the event that the plans are disapproved or a resolution satisfactory to all parties cannot be attained, the homeowners shall consult the third member of the Committee as hereinabove and hereinafter set forth.

The purpose of the Committee is to maintain aesthetics and standards of development, which shall be consistent and harmonious with existing structures, and appurtenances as presently exist at Warrior Oaks. The Committee is empowered to review and approve or disapprove all plans and specifications for any residential structure whatsoever to be erected on any lot. No residential structure shall be erected, or placed, on any lot until the construction plans and specifications have been approved by the Committee as to quality of the proposed construction and harmony of design with respect to existing structures and topography of Warrior Oaks. The Committee is empowered to review and approve or disapprove all plans, specifications and location for any structure, outbuilding or swimming pool to be placed on any lot. Committee review and approval shall be required for additions or alterations to residential structures and outbuildings existing as of the date of these covenants. The Committee's approval or disapproval shall be in writing. In the event the Committee fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, approval will not be required and the related covenants shall be deemed to have been fully complied with. The costs or professional fees incurred by the Committee shall be borne by the individual or organization submitting the plans.

In the event of disapproval of the plans submitted by the homeowner/developer, the homeowner/developer shall be entitled to have the matter submitted to arbitration. The arbitration panel shall consist of three (3) impartial individuals who are experienced in residential real estate building and development. The panel shall apply standards of harmonious development consistent with those found at Warrior Oaks. The Committee and the homeowner/developer shall each select an arbitrator with the third arbitrator to be selected by the two arbitrators. The matter shall be heard by the arbitrators and a decision rendered within sixty (60) days from the date of the selection of the panel. The costs and expenses of the arbitration shall be shared equally between the Committee and the homeowner/developer.

No building, nor any part thereof except steps, uncovered porches, etc., of any dwelling house, as hereinafter provided, shall be erected or maintained upon any part of any building lot or parcel of ground in Warrior Oaks within thirty (30) feet of the property line facing any street.

No building, nor any part thereof except a garage and steps, uncovered porches, etc., of a dwelling house as hereinafter specifically provided, shall be erected or maintained on any lot or piece of ground in Warrior Oaks within twenty (20) feet of the division side line of the said lot or parcel of ground, which said side line shall be the side line of the adjoining lot or within twenty (20) feet of the said line of the other adjoining lots.

No garage or any part thereof shall be erected within ten (10) feet of any lot line, except lot lines bordering streets.

Easements

Easements and rights of way for the erection and maintenance of poles, wires, reservoir, water lines, conduits and sewage systems and the necessary and proper attachments in connection therewith for the transmission of electricity, water, sewage and for telephone and other purposes are hereby expressly reserved by the undersigned owners, their successors and assigns, in, upon, under and over each lot of Warrior Oaks. No building, construction or improvements shall be placed on the easements and rights of way

Signs

No billboards, advertising boards or any structure for advertising shall at any time be erected, maintained or used upon any lot or on or in any building erected thereon. Garage, yard sales or home for sale signs are permitted on a temporary basis

Nuisances

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. There shall not be maintained any plants, poultry, animals (other than household pets) or device or thing of any sort whose normal activities or existence is in any way noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of other property in the neighborhood by the owners thereof.

Temporary Structures

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. The use of mobile homes is prohibited.

Animals and Poultry

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose. All residents shall be responsible to keep any permitted pets confined to their property and restrain them from making noise at night or creating a nuisance for other property owners in the subdivision in any other manner.

Oil and Mining Operations

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, material excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot

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Garbage and Refuse Disposal

No lot shall be used or maintained as a dumping ground for rubbish except the lot reserved for that purpose. Homeowners may recycle, compost and store biodegradable materials on the lots of the homeowners in a fashion which does not create an unsightly or noxious condition. Trash, garbage or other waste shall not be kept except in sanitary containers. Rubbish is defined as anything that is biodegradable; leaves, lawn clippings, small branches, etc. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

Abandoned Vehicles

No trucks, buses, old cars or unsightly vehicles of any type or description may be left abandoned on said lots

Roads

No vehicles of any type shall be left unattended in or on the roads of Warrior Oaks so as to create a nuisance, traffic hazard or fire safety hazard.

Subdivision

No lot being used for residential purposes on the date of this document shall be further subdivided for residential purposes

Water Supply

Whereas, the lot owners of Warrior Oaks have formed a nonprofit corporation registered in the Commonwealth of Pennsylvania as The Warrior Oaks Water Association, Inc. The purpose of said corporation is to store, transport and distribute water and to operate and maintain a reservoir, and to affect such purposes by engaging in any doing of any lawful act concerning any or all-lawful functions for which the nonprofit corporation was formed. Said nonprofit corporation was formed on December 13, 1977.

The business affairs of said nonprofit corporation shall be the responsibility of the officers of said nonprofit corporation or a manager selected by and responsible to said officers. The officers and/or manager shall use good business judgment in all matters affecting the nonprofit corporation, it being expressly understood that the nonprofit corporation is not operated or to be operated for the pecuniary gain of the owners or any other person but upon a mutually co-operative and beneficial plan for all the owners and occupiers of the lots in Warrior Oaks.

It is understood and agreed that all lot owners, their heirs, executors, administrators and assigns serviced by said water system shall pay the water service rates as determined by the officers of The Warrior Oaks Water Association, Inc. The tappage fee for water shall be the actual cost for the connection but not less than One Hundred (\$100.00) Dollars. In the event that it is determined that insurance is appropriate for the Water Association, its officers, or lands held by the Association

EX 521 PG 0347

for the benefit of the owners of lots in Warrior Oaks, the Water Authority shall obtain the same at its expense.

Renewal of Restrictions

The above reservations, restrictions, covenants and conditions shall expire on the first day of January, in the year 2020, but may be extended thereafter in whole or in part for a period of twenty (20) years from that date and thereafter in whole or in part for successive periods of twenty (20) years provided consent to such extension is executed, acknowledged and recorded in the Office of the Recorder of Deeds of Huntingdon County by not less than three-fourths (3/4) of the lot owners.

Amendment

The reservations, restrictions, covenants and conditions shall be amended provided that said amendment be executed, acknowledged and recorded in the Office of the Recorder of Deeds of Huntingdon County. The amendment shall bind all lot owners, provided that not less than three-fourths (3/4) of the homeowners join in the amendment. Each homeowner shall be entitled to one (1) vote. Joint ownership of a lot shall be counted as one (1) vote. Individuals or organizations owning more than one (1) lot shall have one (1) vote.

Enforcement

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages

Severability

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

In Witness Whereof, we have hereunto set our hands and seals this 20th day of December, A. D., 1999.

[Signature]

Witness

William E. Benton (SEAL)
William E. Benton, TPN 38-16-10.3

Witness

Susan A. Benton (SEAL)
Susan A. Benton, TPN 38-16-10.3

Witness

Franklin S. Myers (SEAL)
Franklin S. Myers, TPN 38-16-10

Witness

Jean H. Myers (SEAL)
Jean H. Myers, TPN 38-16-10

521-800349

67CUG94125

Witness

Harold A. Kann (SEAL)
Harold A. Kann, TPN 38-16-10.2

Witness

Patricia M. Kann (SEAL)
Patricia M. Kann, TPN 38-16-10.2

Witness

Donald L. Hicks (SEAL)
Donald L. Hicks, TPN 38-16-11 & 38-15-05.1

Witness

Ann L. Hicks (SEAL)
Ann L. Hicks, TPN 38-16-11 & 38-15-05.1

Witness

Jack A. Reihart (SEAL)
Jack A. Reihart, TPN 38-16-17 & 38-16-13

Witness

Patricia P. Reihart (SEAL)
Patricia P. Reihart, TPN 38-16-17 & 38-16-13

Witness

Robert E. Baker (SEAL)
Robert E. Baker, TPN 38-16-09

Witness

Barbara A. Stryker (SEAL)
Barbara A. Stryker, TPN 38-16-09

Witness

Daryl E. Moberg (SEAL)
Daryl E. Moberg, TPN 44-01-17

Witness

Patricia R. Moberg (SEAL)
Patricia R. Moberg, TPN 44-01-17

Witness

Ronald Quinn (SEAL)
Ronald Quinn, TPN 44-01-15 & 44-01-14

Witness

Kathleen M. Quinn (SEAL)
Kathleen M. Quinn, TPN 44-01-15 & 44-01-14

Witness

David P. Gipple (SEAL)
David P. Gipple, TPN 38-16-10.7

Witness

Stan R. Isenberg (SEAL)
Stan R. Isenberg, TPN 44-01-08

Witness

Joanne Isenberg (SEAL)
Joanne Isenberg, TPN 44-01-08

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Witness

Carolyn Fae Reihart (SEAL)
Carolyn Fae Reihart, TPN 44-01-25

Witness

Ray F Miller, Jr (SEAL)
Ray F Miller, Jr, TPN 38-16-10.4

Witness

Catherine C Miller (SEAL)
Catherine C. Miller, TPN 38-16-10.4

Witness

Peter D Rothstein (SEAL)
Peter D. Rothstein, TPN 44-01-16 & 44-01-19

Witness

Laura J Stepien (SEAL)
Laura J. Stepien, TPN 44-01-16 & 44-01-19

Witness

Brian M Miller (SEAL)
TPN 44-01-13

Witness

Gand J Miller (SEAL)
TPN 44-01-13

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COMMONWEALTH OF PENNSYLVANIA

SS

COUNTY OF HUNTINGDON

On this 20th day of December, 1999, before me, a Notary Public in and for said County and State, came the above named WILLIAM E. BENTON and SUSAN A. BENTON, husband and wife, who in due form of law acknowledged the foregoing Reservations, Restrictions, Covenants and Conditions concerning Warrior Oaks to be their act and deed, and desired the same to be recorded as such.

Witness my hand and official seal the day and year aforesaid



Betty J. Hicks
Notary Public
My Commission Expires:

Notarial Seal
Betty J. Hicks, Notary Public
Huntingdon Boro, Huntingdon County
My Commission Expires July 22, 2007

COMMONWEALTH OF PENNSYLVANIA

SS

COUNTY OF HUNTINGDON

On this 28th day of December, 1999, before me, a Notary Public in and for said County and State, came the above named FRANKLIN S MYERS and JEAN H. MYERS, husband and wife, who in due form of law acknowledged the foregoing Reservations, Restrictions, Covenants and Conditions concerning Warrior Oaks to be their act and deed, and desired the same to be recorded as such.

Witness my hand and official seal the day and year aforesaid.



Betty J. Hicks
Notary Public
My Commission Expires:

Notarial Seal
Betty J. Hicks, Notary Public
Huntingdon Boro, Huntingdon County
My Commission Expires July 22, 2007

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COMMONWEALTH OF PENNSYLVANIA

SS.

COUNTY OF HUNTINGDON

On this 23rd day of December, 1999, before me, a Notary Public in and for said County and State, came the above named HAROLD A KANN and PATRICIA M. KANN, husband and wife, who in due form of law acknowledged the foregoing Reservations, Restrictions, Covenants and Conditions concerning Warrior Oaks to be their act and deed, and desired the same to be recorded as such.

Witness my hand and official seal the day and year aforesaid.



Betty J. Hicks
Notary Public
My Commission Expires:



COMMONWEALTH OF PENNSYLVANIA

SS.

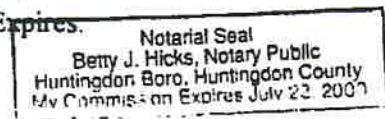
COUNTY OF HUNTINGDON

On this 21st day of December, 1999, before me, a Notary Public in and for said County and State, came the above named DONALD L. HICKS and ANN L. HICKS, husband and wife, who in due form of law acknowledged the foregoing Reservations, Restrictions, Covenants and Conditions concerning Warrior Oaks to be their act and deed, and desired the same to be recorded as such.

Witness my hand and official seal the day and year aforesaid.



Betty J. Hicks
Notary Public
My Commission Expires:



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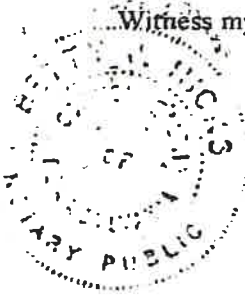
COMMONWEALTH OF PENNSYLVANIA

SS.

COUNTY OF HUNTINGDON

On this 22nd day of December, 1999, before me, a Notary Public in and for said County and State, came the above named JACK A. REIHART and PATRICIA P. REIHART, husband and wife, who in due form of law acknowledged the foregoing Reservations, Restrictions, Covenants and Conditions concerning Warrior Oaks to be their act and deed, and desired the same to be recorded as such.

Witness my hand and official seal the day and year aforesaid



Betty J. Hicks
Notary Public
My Commission Expires:

Notarial Seal
Betty J. Hicks, Notary Public
Huntingdon Boro, Huntingdon County
My Commission Expires July 22, 2000

COMMONWEALTH OF PENNSYLVANIA

SS.

COUNTY OF HUNTINGDON

On this 20th day of December, 1999, before me, a Notary Public in and for said County and State, came the above named ROBERT E. BAKER, an individual, who in due form of law acknowledged the foregoing Reservations, Restrictions, Covenants and Conditions concerning Warrior Oaks to be his act and deed, and desired the same to be recorded as such.

Witness my hand and official seal the day and year aforesaid.



Betty J. Hicks
Notary Public
My Commission Expires:

Notarial Seal
Betty J. Hicks, Notary Public
Huntingdon Boro, Huntingdon County
My Commission Expires July 22, 2000

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COMMONWEALTH OF PENNSYLVANIA

SS

COUNTY OF HUNTINGDON

On this 29th day of December, 1999, before me, a Notary Public in and for said County and State, came the above named BARBARA A. STRYKER, an individual, who in due form of law acknowledged the foregoing Reservations, Restrictions, Covenants and Conditions concerning Warrior Oaks to be her act and deed, and desired the same to be recorded as such.

Witness my hand and official seal the day and year aforesaid.



Betty J. Hicks
Notary Public

My Commission Expires:

Notarial Seal
Betty J. Hicks, Notary Public
Huntingdon Boro, Huntingdon County
My Commission Expires July 22, 2000

COMMONWEALTH OF PENNSYLVANIA

SS

COUNTY OF HUNTINGDON

On this 30th day of December, 1999, before me, a Notary Public in and for said County and State, came the above named DARYL E. MOBERG and PATRICIA R. MOBERG, husband and wife, who in due form of law acknowledged the foregoing Reservations, Restrictions, Covenants and Conditions concerning Warrior Oaks to be their act and deed, and desired the same to be recorded as such.

Witness my hand and official seal the day and year aforesaid.



Betty J. Hicks
Notary Public

My Commission Expires:

Notarial Seal
Betty J. Hicks, Notary Public
Huntingdon Boro, Huntingdon County
My Commission Expires July 22, 2000

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COMMONWEALTH OF PENNSYLVANIA

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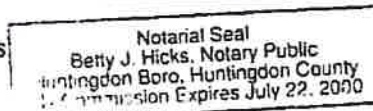
COUNTY OF HUNTINGDON

On this 28th day of December, 1999, before me, a Notary Public in and for said County and State, came the above named DAVID P. GIPPLE, an individual, who in due form of law acknowledged the foregoing Reservations, Restrictions, Covenants and Conditions concerning Warrior Oaks to be his act and deed, and desired the same to be recorded as such.

Witness my hand and official seal the day and year aforesaid.



Betty J. Hicks
Notary Public
My Commission Expires



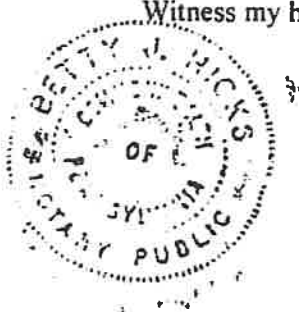
COMMONWEALTH OF PENNSYLVANIA

SS

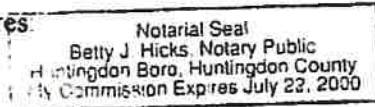
COUNTY OF HUNTINGDON

On this 22nd day of December, 1999, before me, a Notary Public in and for said County and State, came the above named CAROLYN FAE REIHART, an individual, who in due form of law acknowledged the foregoing Reservations, Restrictions, Covenants and Conditions concerning Warrior Oaks to be her act and deed, and desired the same to be recorded as such.

Witness my hand and official seal the day and year aforesaid.



Betty J. Hicks
Notary Public
My Commission Expires



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COMMONWEALTH OF PENNSYLVANIA

SS

COUNTY OF HUNTINGDON

On this 23rd day of December, 1999, before me, a Notary Public in and for said County and State, came the above named RAY F. MILLER, JR and CATHERINE C. MILLER, husband and wife, who in due form of law acknowledged the foregoing Reservations, Restrictions, Covenants and Conditions concerning Warrior Oaks to be their act and deed, and desired the same to be recorded as such.

Witness my hand and official seal the day and year aforesaid.



Betty J. Hicks
Notary Public
My Commission Expires.

Notarial Seal
Betty J. Hicks, Notary Public
Huntingdon Boro, Huntingdon County
My Commission Expires July 22, 2000

COMMONWEALTH OF PENNSYLVANIA

SS

COUNTY OF HUNTINGDON

On this 23rd day of December, 1999, before me, a Notary Public in and for said County and State, came the above named PETER D. ROTHSTEIN and LAURA J. SIEMS, husband and wife, who in due form of law acknowledged the foregoing Reservations, Restrictions, Covenants and Conditions concerning Warrior Oaks to be their act and deed, and desired the same to be recorded as such.

Witness my hand and official seal the day and year aforesaid.



Betty J. Hicks
Notary Public
My Commission Expires.

Notarial Seal
Betty J. Hicks, Notary Public
Huntingdon Boro, Huntingdon County
My Commission Expires July 22, 2000

COMMONWEALTH OF PENNSYLVANIA

SS.

COUNTY OF HUNTINGDON

On this 23rd day of December, 1999, before me, a Notary Public in and for said County and State, came the above named DAVID J. MILLER and REGINA M. MILLER, husband and wife, who in due form of law acknowledged the foregoing Reservations, Restrictions, Covenants and Conditions concerning Warrior Oaks to be their act and deed, and desired the same to be recorded as such.

Witness my hand and official seal the day and year aforesaid.



Betty J. Hicks

Notary Public
My Commission Expires.

Notarial Seal
Betty J. Hicks, Notary Public
Huntingdon Boro, Huntingdon County
My Commission Expires July 22, 2000

ENTERED
HUNTINGDON COUNTY
PENNSYLVANIA
E. Hanks
JAN 6 3 53 PM '00
44.50
JANET E. HANKS
RECORDER OF DEEDS

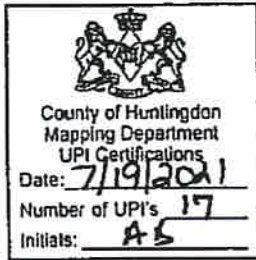
I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office at HUNTINGDON COUNTY, PENNSYLVANIA



Janet E. Hanks
Janet E. Hanks
Recorder of Deeds

Recorded January 6 2000
Janet E. Hanks, Recorder of Deeds

JK 521 PG 0357



RECORDED
07/19/2021 03:52:08 PM
Virginia Cooper
Register and Recorder
Clerk of Orphans' Court
Huntingdon County, PA
Instrument: 2021-003889

UPI Number aka Parcel Number:

38-16-10.3 38-16-10 38-16-10.2 38-16-11 38-16-10.5

38-16-13 38-16-09 44-01-15 44-01-14

38-16-10.7 44-01-08 44-01-25 38-16-10.4

44-01-16 44-01-19 44-01-13 44-01-17

Municipality: Porter Township and Smithfield Township

AGREEMENT TO RENEW RESTRICTIONS

WARRIOR OAKS

AGREEMENT TO RENEW RESTRICTIONS

THIS AGREEMENT made this 18th day of July, 2021, by the undersigned owners of real property located in Smithfield Township and Porter Township, Huntingdon County, Pennsylvania, known as "Warrior Oaks".

RECITALS:

A. On January 6, 2000, Reservations, Restrictions, Covenants and Conditions binding the Warrior Oaks Subdivision were recorded in Huntingdon County Record Book 524, Page 344.

B. The aforesaid Reservations, Restrictions, Covenants and Conditions expired on January 1, 2020.

C. The Reservations, Restrictions, Covenants and Conditions provided for renewal in whole or in part for successive periods of twenty (20) years provided that consent to such extension is executed, acknowledged, and recorded in the Office of the Recorder of Deeds of Huntingdon County by not less than three-fourths (3/4) of the lot owners.

NOW, THEREFORE, with intent to be legally bound, the property owners set forth below have set their hands and seals to this Agreement to extend the aforesaid Reservations, Restrictions, Covenants and Conditions for an additional period of twenty (20) years from January 6, 2020.

Susan A. Benton (SEAL)
Susan A. Benton, TPN 38-16-10.3

David N. Taylor (SEAL)
David N. Taylor, TPN 38-16-10

Erica S. Taylor (SEAL)
Erica S. Taylor, TPN 38-16-10

Harold A. Kann (SEAL)
Harold A. Kann, TPN 38-16-10.2

Patricia M. Kann (SEAL)
Patricia M. Kann, TPN 38-16-10.2

Donald L. Hicks (SEAL)
Donald L. Hicks, TPN 38-16-11 & 38-16-10.5

Ann L. Hicks (SEAL)
Ann L. Hicks, TPN 38-16-11 & 38-16-10.5

Daryl E. Moberg (SEAL)
Daryl E. Moberg, TPN 38-16-13

Patricia R. Moberg (SEAL)
Patricia R. Moberg, TPN 38-16-13

Alexander J. Chipaf (SEAL)
Alexander J. Chipaf, TPN 38-16-09

Kathryn L. Finkenbinder (SEAL)
Kathryn L. Finkenbinder, TPN 38-16-09

Ronald P. Quinn (SEAL)
Ronald P. Quinn, TPN 44-01-15 & 44-01-14

Kathleen M. Quinn (SEAL)
Kathleen M. Quinn, TPN 44-01-15 & 44-01-14

Ryan L. James (SEAL)
Ryan L. James, TPN 38-16-10.7

Mary E. James (SEAL)
Mary E. (Moberg) James, TPN 38-16-10.7

Stanley R. Isenberg (SEAL)
Stanley R. Isenberg, TPN 44-01-08

Jo Ann Isenberg (SEAL)
Jo Ann Isenberg, TPN 44-01-08

James P. McAleer (SEAL)
James P. McAleer, TPN 44-01-25

Melanie McAleer (SEAL)
Melanie McAleer, TPN 44-01-25

Gary L. Eberle (SEAL)
Gary L. Eberle, TPN 38-16-10A

Irene A. Eberle (SEAL)
Irene A. Eberle, TPN 38-16-10.4

Peter D. Rotenstein (SEAL)
Peter D. Rotenstein, TPN 44-01-16
44-01-19

Laura J. Seins (SEAL)
Laura J. Seins, TPN 44-01-16; 44-01-19

David J. Miller (SEAL)
David J. Miller, TPN 44-01-13

Regina M. Miller (SEAL)
Regina M. Miller, TPN 44-01-13

Jeffrey D. Stauffer (SEAL)
Jeffrey D. Stauffer, TPN 44-01-17

Jessie M. Stauffer (SEAL)
JESSIE M. Stauffer, TPN 44-01-17

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named Susan A. Benton known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie S. Haverstock (SEAL)
My Commission Expires:
Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named Harold A. Kann known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie S. Haverstock (SEAL)
My Commission Expires:
Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named Patricia M. Kann known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie S. Haverstock (SEAL)
My Commission Expires:
Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named Donald L. Hicks known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie S. Haverstock (SEAL)
My Commission Expires:
Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named Ann L. Hicks, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie S. Haverstock (SEAL)

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named Daryl E. Moberg, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie S. Haverstock (SEAL)

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named Patricia R. Moberg, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie S. Haverstock (SEAL)

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named Alexander J. Shoaf, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie S. Haverstock (SEAL)

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named Kathryn L Finkenbinder, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie Haverstock (SEAL)

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named Ryan L James, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie Haverstock (SEAL)

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named Morgan E. (Moberg) James, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie Haverstock (SEAL)

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named Stanley K. Isenberg, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie Haverstock (SEAL)

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named Jo Ann Iserberg known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie S. Haverstock (SEAL)

My Commission Expires:
Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named James P. McAleer known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie S. Haverstock (SEAL)

My Commission Expires:
Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named Melaine S. McAleer known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie S. Haverstock (SEAL)

My Commission Expires:
Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named Gary L. Eberle known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie S. Haverstock (SEAL)

My Commission Expires:
Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named Irene H. Eberle, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie S. Haverstock (SEAL)
My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named David T. Miller, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie S. Haverstock (SEAL)
My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named Regina M. Miller, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie S. Haverstock (SEAL)
My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named Jeffrey B. Stauffer, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie S. Haverstock (SEAL)
My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this 18th day of July, 2021, before me, a notary public, personally appeared the above named Leslie M. Stauffer, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Bonnie S. Haverstock

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Bonnie S. Haverstock, Notary Public
Huntingdon County
My commission expires October 30, 2021
Commission number 1068371



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this ___ day of _____, 2021, before me, a notary public, personally appeared the above named _____, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

My Commission Expires: _____ (SEAL)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this ___ day of _____, 2021, before me, a notary public, personally appeared the above named _____, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

My Commission Expires: _____ (SEAL)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

On this ___ day of _____, 2021, before me, a notary public, personally appeared the above named _____, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

My Commission Expires: _____ (SEAL)



Huntingdon County

VIRGINIA COOPER

Register of Wills, Recorder of Deeds
and Clerk of Orphans' Court

223 Penn Street, Huntingdon, PA 16652
Phone: 814.643.2740 Fax: 814.643.6849

2021-003889

RECEIPT FOR PAYMENT

Instrument Number: 2021-003889
Instrument Type: AGREEMENT
Indexed Party: WARRIORS OAKS

Record Date: 7/19/2021
Record Time: 03:52:08
Receipt No.: 82131

Receipt Distribution

Fee/Tax Description	Payment Amount
AGREEMENT	13.00
AGREEMENT - WRIT	.50
AGREEMENT RTT STAT	.00
JUNIATA VALLEY	.00
HUNTINGDON AREA	.00
PORTER TOWNSHIP	.00
SMITHFIELD TWP	.00
UNIV. PARCEL ID FEE	340.00
CO RECORDS IMP FND	2.00
RECORDERS FUND	3.00
EXTRA NAMES	9.50
EXTRA PAGES	14.00
Check# 26328	\$382.00
Total Received.....	\$382.00

Book#: 2021 Page#: 3889

Paid By Remarks: L NEWTON
Univ. Parcel ID: 38-16-10.3, 38-16-10,
38-16-10.2, 38-16-11,
38-16-10.5, 38-16-13,
38-16-09, 44-01-15, 44-01-14,
38-16-10.7, 44-01-08,
44-01-25, 38-16-10.4,
44-01-16, 44-01-19, 44-01-13,
44-01-17



I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Huntingdon County, Pennsylvania.

Virginia Cooper
Virginia Cooper
Recorder of Deeds

Certification Page
DO NOT DETACH
 This page is now part of this legal document.

NOTE: Some information subject to change during the verification process and may not be reflected on this page.

