

ALL THAT CERTAIN tract of land situate in the Borough of Elkland, Tioga County, Pennsylvania, situate on the south side of what is known as River Street on the south side of the Cowanesque River, and bounded and described as follows: Beginning in the center of the said street and running south along the line of lot owned now or formerly of Miles Egleston to the southeast corner thereof; thence east on a line parallel with the south line of said highway along said of C. J. Pattison, deceased; thence north along the lands formerly of Mary Costley to the center of said highway; thence west to the place of beginning, containing 3/4 of an acre of land, more or less.

Excepting out the portion conveyed to Elkland Borough Authority in Deed Book 722 Page 601:

ALL THAT CERTAIN tract of land situate in Borough of Elkland, County of Tioga and Commonwealth of Pennsylvania, designated as Lot "A" as surveyed by K. Robert Cunningham Surveyors, inc., dated April 16, 2007, entitled "Subdivision of Lands belonging to James H. Main to be conveyed to Elkland Borough Authority" and filed in the Tioga County Courthouse to Instrument No,\_\_\_, being bounded and described as follows:

BEGINNING at a point in the centerline of East River Street, said point being the northeasterly corner of Delbert H. Gee, having a reference of Record Book 747 at Page 5099 and being the northwesterly corner of the lot herein described; THENCE, leaving lands of Delbert H. Gee and with the centerline of East River Street, N 87° 53' 15" East, 75.00 ft. to a point, being a corner in common with remaining lands of James H. Main, having to reference of Record Book 450-at Page 848, designated as Lot "B" on the above referenced subdivision plan;

THENCE, leaving the centerline of East River Street and along Lot "B", passing through an iron rod-set 20.09 ft. from said centerline. S 03° 22' 48" W, 40.09 ft. to an iron rod set; and, S 87 0 53' 15' W, 75.00 ft. to an iron rod set along the easterly line of forementioned lands of Delbert I-I. Gee; THENCE, leaving Lot "13" and along lands of Delbert H. Gee, passing through an iron rod set 20.09 ft: from the aforementioned centerline of East River Street, N 03° 22' 48" E, 40.09 ft. to the point of beginning. CONTAINING 0.069 ac. or 2993 sq. ft. of land.

TOGETHER with and subject to covenants, easements and restriction of record.

BEING the same premises which Phillip C. Saxton by Deed dated September 3, 1986 and recorded in the Official Records of Tioga County on September 8, 1986 in Deed Book Volume 450, Page 848, as Instrument granted and conveyed unto James H. Main.

And James H. Main departed this life on November 24, 2024.

226 East River Street, Elkland, PA 16920

Tax Parcel Number: 13-06.00-042.-000