

THIS DEED,

AND NOW, this 3rd day of September, 2015,

BETWEEN RICHARD NEYMAN and JACQUELINE NEYMAN, his wife, both of the Borough of Dupont, County of Luzerne and Commonwealth of Pennsylvania, herein referred to as Grantors,

And

PETER NGUYEN and MICHELE A. LONG, his wife, both of the Borough of Dupont, County of Luzerne and Commonwealth of Pennsylvania, herein referred to as Grantees.

WITNESSETH, that in consideration FORTY FOUR THOUSAND DOLLARS (\$44,000.00) in hand paid the receipt whereof is hereby acknowledged, the Grantors do hereby grant and convey to the said Grantees, their Heirs and Assigns,

ALL that certain lot, piece or parcel of land situate in the Borough of Dupont, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point in the northwesterly line of Ivy Lane, being a common corner of Lots Nos. 13 and 14 on Plot of Lots of Quail Hill herein after referred to;

THENCE along the division line between Lots Nos. 13 and 14 North 47°32'08" West one hundred seventy three and ninety one hundredths (173.90) feet to a point in the southeasterly line of land now or formerly of Joseph Lombardo;

THENCE along the southeasterly line of land now or formerly of Joseph Lombardo North 43°04'12" East one hundred and three one hundredths (100.03) feet to a point, being a common corner of Lots Nos. 12 and 13;

THENCE along the division line between Lots Nos. 12 and 13 South 47°32'08" East one hundred seventy two and eighty five one hundredths (172.85) feet to a point in the northwesterly line of Ivy Lane;

THENCE along the northwesterly line of Ivy Lane South 42°27'52" West one hundred and two one hundredths (100.02) feet to the PLACE OF BEGINNING.

CONTAINING (0.3981) acres of land, being the same more or less.

BEING all of Lot No. 13, Section "C" on Plot of Lots Quail Hill.

BEING PIN NO. 15-E12NE6-002-014-000

CERTIFIED PROPERTY IDENTIFICATION NUMBER
MUNICIPALITY Dupont Bass
PIN MAP E12NE6 BLOCK 2 LOT 14
TRANSFER DIVISION _____
DATE 9-4-15 CA
MAPPING CLERK

BEING the same premises conveyed by The Quail Hill Company to Richard Neyman and Jacqueline Neyman, his wife by Deed dated February 14, 2013 and recorded on February 15, 2013 in the Office of the Recorder of Deeds of Luzerne County at Instrument No. 201304351.

SUBJECT TO all exceptions, easements, restrictions, reservations, covenants and conditions as are contained in all instruments forming the chain of title.

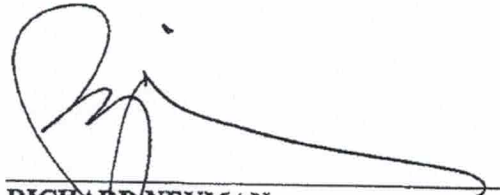
THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY SUCH HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OF ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.


COPY

AND THE GRANTORS will warrant SPECIALLY the property hereby conveyed.

In Witness Whereof, the Grantors have hereunto set their hand and seal the day and year first written above.

Signed, Sealed and Delivered in the presence of:


RICHARD NEYMAN

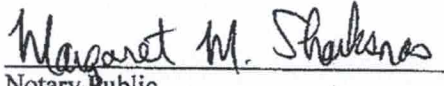

JACQUELINE NEYMAN

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF LUZERNE : SS

COPY

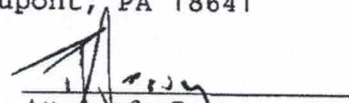
On this, the 3rd day of September, 2015, before me, a notary public, the undersigned officer, personally appeared RICHARD NEYMAN and JACQUELINE NEYMAN, satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledged the same executed for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.


Notary Public
My Commission Expires: 2-24-19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Margaret M. Sharksnas, Notary Public
City of Wilkes-Barre, Luzerne County
My commission expires February 24, 2019

I hereby certify, that the precise residence of the Grantees is: 26 Ivy Lane
Dupont, PA 18641


Attorney for Grantees