

minutes 23 seconds East, 234.81 feet to a point; thence along lands now or formerly of William H. Dreibelbis, IV and Michelle F. Dreibelbis, South 36 degrees 25 minutes 23 seconds East, 56.25 feet to a point; thence along other lands of the Grantors herein denominated as Lot# 3C South 54 degrees 9 minutes 7 seconds West 330.84 feet to a point marked by an iron pin; thence along lands now or formerly of Larry C. Steele and Vickie J. Steele and across a right-of-way for an overhead transmission line North 35 degrees 50 minutes 53 seconds West, 354.38 feet to a found iron pipe the place of beginning.

CONTAINING 2.48 acres and denominated as Lot No. 3D on a Plan of Subdivision for William S. Felton prepared by John D. Young dated September 21, 2009 and recorded in the Office of the Recorder of Deeds of Huntingdon County at Plan Book 8, Page 371B.

UNDER AND SUBJECT to certain set back lines illustrated in the Plan of Subdivision.

UNDER AND SUBJECT to the right of others using the existing right-of-way leading from Township Road TR-503 to other lands of the Grantors.

UNDER AND SUBJECT to a fifty (50) foot electric utility easement with the Pennsylvania Electric Company as set forth in Miscellaneous Book 39, Page 485 in the Office of the Recorder of Deeds of Huntingdon County, Pennsylvania.

UNDER AND SUBJECT to the following restriction which constitutes a covenant running with the land: this property conveyed herein may not be subdivided.

UNDER AND SUBJECT to the rights of the Grantors, their heirs, successors, and assigns to construct, maintain, repair, and improve a ten (10) foot wide electric utility line running underground along the Eastern boundary of the property herein conveyed.

ALSO UNDER AND SUBJECT to the right of Grantors, their heirs, successors, and assigns to use a fifty (50) foot right-of-way and cul de sac which right-of-way leads from Township Route TR-503 to other lands of the Grantors. The right-of-way and cul-de-sac are described and bounded as follows:

BEGINNING at a point denominated as L5 on the plan of subdivision for William S. Felton, said point being the Northern most point of the right-of-way herein conveyed; thence South thirty four (34) degrees ten (10) minutes thirty five (35) seconds East thirty seven and ninety four hundredths (37.94)

feet to a point; thence South thirty seven (37) degrees forty four (44) minutes twenty two (22) seconds West one hundred seventy and thirteen hundredths (170.13) feet to a point; thence along a curve to the left having a radius of one hundred (100) feet an arc distance one hundred twenty nine and forty four hundredths (129.44) feet to a point; thence South thirty six (36) degrees twenty five (25) minutes twenty three (23) seconds East four hundred seven and fifty nine hundredths (407.59) feet to an iron pin; thence along other lands of the Grantors herein across the right-of-way South sixty six (66) degrees forty six (46) minutes seventeen (17) seconds West seventy four and eighteen hundredths (74.18) feet to a point; thence along an arc curve to the right having a radius of fifty (50) feet an arc distance one hundred nineteen and fifty six hundredths (119.56) feet to a point; thence along an arc curve to the left having a radius of twenty (20) feet an arc distance of twenty five and sixty two hundredths (25.62) feet to a point; thence North thirty six (36) degrees twenty five (25) minutes twenty three (23) seconds West two hundred seventy eight and seventy nine hundredths (278.79) feet to a point; thence along an arc curve to the right having an arc radius of one hundred fifty (150) feet an arc distance of one hundred ninety four and sixteen hundredths (194.16) feet to a point; thence North thirty seven (37) degrees forty four (44) minutes twenty two (22) seconds East one hundred thirty three and eighty six hundredths (133.86) feet to a point along Township Road T503; thence North fifty three (53) degrees fifty four (54) minutes thirty two (32) seconds East fifty and three hundredths (50.03) feet to the point and the place of beginning.

TOGETHER with the right of ingress, egress and regress across the above described fifty (50) foot right-of-way and cul-de-sac for the Grantees herein, their heirs, successors and assigns.

BEING a portion of the same property and title to which became vested in William S. Felton and Denise Felton by Deed of Evelyn S. Morelli, widow, and Patricia C. Hinish, formerly Patricia C. Yeager and Joseph A. Hinish, husband and wife, dated November 16, 2007 a copy of which is recorded in Book 874 Page 982 in the Office of Recorder of Deeds of Huntingdon County.

TOGETHER with all and singular the improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; AND ALSO all the estate, right, title, interest, use, possession, property, claim and demand whatsoever of the Grantors both in law and in equity, of, in and to the premises herein described and every part and