

**MICHELLE ESTABROOK**  
 Register of Wills - Recorder of Deeds  
 Clerk of Orphans' Court Division  
 Court of Common Pleas of Susquehanna County  
 PO BOX 218  
 MONTROSE, PA 18801-0218  
 (570) 278-4600



SUSQUEHANNA COUNTY COURT HOUSE  
 MONTROSE, PENNSYLVANIA

Instrument Number - 201903483  
 Recorded On 5/9/2019 At 12:16:17 PM

\* Total Pages - 6

- \* Instrument Type - DEED
- Invoice Number - 212045
- \* Grantor - BARON AND BARON LLC
- \* Grantee - DIAZ, ERIC
- \* Customer - COUGHLIN & GERHART

\* FEES

STATE TRANSFER TAX	\$140.00
STATE WRIT TAX	\$0.50
STATE JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES - RECORDER OF DEEDS	\$13.00
AFFORDABLE HOUSING	\$13.00
COUNTY IMPROVEMENT FEE	\$2.00
RECORDER IMPROVEMENT FEE	\$3.00
MONTROSE AREA SCHOOL	\$70.00
REALTY TAX	
BRIDGEWATER TOWNSHIP	\$70.00
TOTAL PAID	\$351.75

This is a certification page

**DO NOT DETACH**

This page is now part of this legal document.

RETURN DOCUMENT TO:  
 COUGHLIN & GERHART  
 21-23 PUBLIC AVE  
 MONTROSE, PA 18801

I hereby CERTIFY that this document is recorded in the Recorder's Office of Susquehanna County, Pennsylvania.



*Michelle Estabrook*  
 MICHELLE ESTABROOK  
 RECORDER OF DEEDS

\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.



*THIS DEED,*

MADE THE

8<sup>th</sup> day of May

A.D., 2019, between the

Corporation by the name, style and title of **BARON AND BARON LLC a/k/a BARON & BARON LLC** a New York Limited Liability Company organized and existing under the laws of the State of New York with its principal place of business at 42 Superior Road, Floral Park NY 11001.

GRANTOR,

of the one part and **ERIC DIAZ and BOBBI JO DIAZ, his wife**, of 1612 Lewis Road, Montrose PA 18801.

GRANTEES AS TENANTS BY  
THE ENTIRETIES

of the other part.

WITNESSETH, that the said **BARON AND BARON LLC a/k/a BARON & BARON LLC** for and in consideration of the sum of \_\_\_\_\_ ) DOLLARS, lawful money of the United States, to it in hand paid by the said **ERIC DIAZ and BOBBI JO DIAZ, his wife** at the time of the execution hereof, the receipt whereof is hereby acknowledged, has granted bargained, sold, aliened, enfeoffed, released and confirmed, and by these Presents, does grant, bargain, sell alien, enfeoff, release and confirm unto the said **ERIC DIAZ and BOBBI JO DIAZ, his wife** their successors and assigns.

ALL that certain piece or parcel of land situate, lying and being in the Township of Bridgewater, County of Susquehanna and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of State Route 706, and being North thirty four (34) degrees, thirty eight (38) minutes and forty five (45) seconds East, a distance of Twenty four and ninety three hundredths (24.93) feet measured along said centerline, from the division line between lands of Dean Y. Regan and Leona T. Regan, as described in Deed Book 440 at Page 823

on the North, and lands of Helen Marie Pretko as described in Deed Book 350 at Page 755 on the South;

THENCE along said centerline, North thirty five (35) degrees, thirteen (13) minutes, twenty seven (27) seconds East a distance of Three hundred seventy seven and four hundredths (377.04) feet to a point;

THENCE through said lands of Regan, the following three courses and distances; 1. South fifty nine (59) degrees, thirty three (33) minutes, fourteen (14) seconds East, through a ½ inch rebar found at the roadside, a distance of Two hundred sixty two and thirty three hundredths (262.33) feet to a found ½ inch rebar; 2. South fifty one (51) degrees, fifty (50) minutes, one (01) second West, a distance of Three hundred fifty two and nine hundredths (352.09) feet to a found ½ inch rebar, 3. North seventy five (75) degrees, forty two (42) minutes, twenty two (22) seconds West, through a ½ inch rebar found at the roadside, a distance of One hundred seventy two and fourteen hundredths (172.14) feet to the Point or Place of Beginning.

CONTAINING 1.68 acres of land, more or less as shown as "Lot 7" on a map entitled "Survey map for subdivision of Lands of Dean Y. Regan and Leona T. Regan", by Butler Land Surveying, LLC., Map No. 2477 dated November 5, 2007.

BEING the same premises conveyed to Baron and Baron LLC, by deed from Dean T. Regan widower, by deed dated June 15, 2010 and recorded on June 16, 2010, in Susquehanna County as Instrument No. 201008632.

THIS parcel is subject to any and all Right-of-Way, Easements and/or Agreements that may be over and across or under the same, whether visible or invisible herein, bounded and described as follows:

SUBJECT TO an access easement for Lots 9 and 10 of the subdivision described herein, bounded and described as follows:

BEGINNING at a point in the centerline of State Route 706 in the division line between lands of Dean Y. Regan and Leona T. Regan as described in Deed Book 440 at Page 823 on the South and other lands of Dean Y. Regan and Leona T. Regan as described in Deed Book 440 at Page 823 on the North, and said point between Lot 7 and Lot 9:

THENCE along said centerline, North thirty four (34) degrees, thirty eight (38) minutes forty five (45) seconds East, a distance of Eight and seven hundredths (8.07) feet to a point;

THENCE through said lands of Regan (Lot 7), South seventy eight (78) degrees thirty five (35) minutes, thirty seven (37) seconds East, a distance of One hundred eighty two and forty four hundredths (182.44) feet to a point in said division line between lands of Regan known as Lot 7 on the North, and lands of Regan known as Lot 9 on the South;

THENCE along said division line, the following two courses and distances: 1. South fifty one (51) degrees, fifty (50) minutes, one (01) second West, a distance of Twenty one and thirteen hundredths (21.13) feet to a found ½ inch rebar; 2. North seventy five (75) degrees, forty two (42) minutes, twenty two (22) seconds West, a distance of One hundred seventy two and fourteen hundredths (172.14) feet to the Point or Place of Beginning.

EXCEPTING AND RESERVING to Baron & Baron LLC its successors and assigns any and all sub-surface and hydro-carbon rights including but not limited to any and all oil and gas and mineral rights, and any and all income generated from future bonus money, future rents and royalties in and to the property conveyed, as well as any oil and gas leases, including but not limited to royalties and profits and any and all income generated from future bonus money, future rents, and royalties in and to the property herein conveyed.

The Grantor hereby conveys to the Grantees herein any and all surface rights in the premises hereby conveyed.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the Grantor, in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the messuage or tenement thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use of the said Grantees, their heirs and assigns, forever.

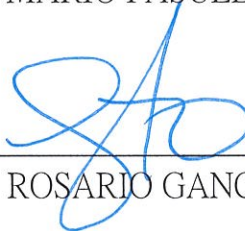
AND THE SAID GRANTOR, for itself and its successors and assigns, does by these presents covenant, grant and agree to and with the said Grantees, their heirs and assigns, that the said Grantor will Generally Warrant the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in the presence of

BARON AND BARON LLC a/k/a BARON &  
BARON LLC  
New York Limited Liability Company

By:   
MARIO FASULLO (Member)

By:   
ROSARIO GANCITANO (Member)

State of Pennsylvania }  
County of Susquehanna }

SS.

This record was acknowledged before me on 8th day of May A.D.,  
2019, by Mario Fasullo as Members of BARON AND BARON LLC a/k/a BARON & BARON  
LLC who represent that he is authorized to act on behalf of BARON AND BARON LLC a/k/a  
BARON & BARON LLC whom the record was executed.

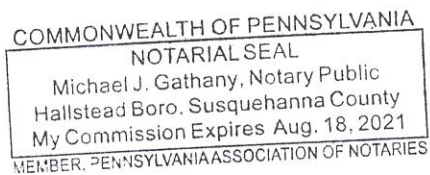
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires:

8/18/21



State of Pennsylvania }

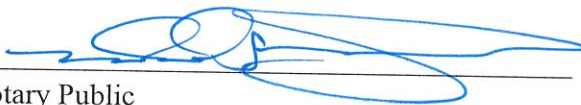
SS.

County of Susquehanna

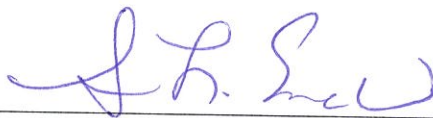
This record was acknowledged before me on 24 day of May A.D., 2019, by Rosario Gancitano and as Member of BARON AND BARON LLC a/k/a BARON & BARON LLC who represent that he is authorized to act on behalf of BARON AND BARON LLC a/k/a BARON & BARON LLC whom the record was executed.

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

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Michael J. Gathany, Notary Public  
Hallstead Boro. Susquehanna County  
My Commission Expires Aug. 18, 2021  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

I hereby certify the precise address of the Grantees to be: 1612 Lewis Road, Montrose,

  
\_\_\_\_\_  
Attorney for the Grantee(s) PA 18801

MICHAEL J. GATHANY  
ATTORNEY AT LAW  
671 MAIN STREET  
P.O. BOX 953  
HALLSTEAD PENNSYLVANIA 18822