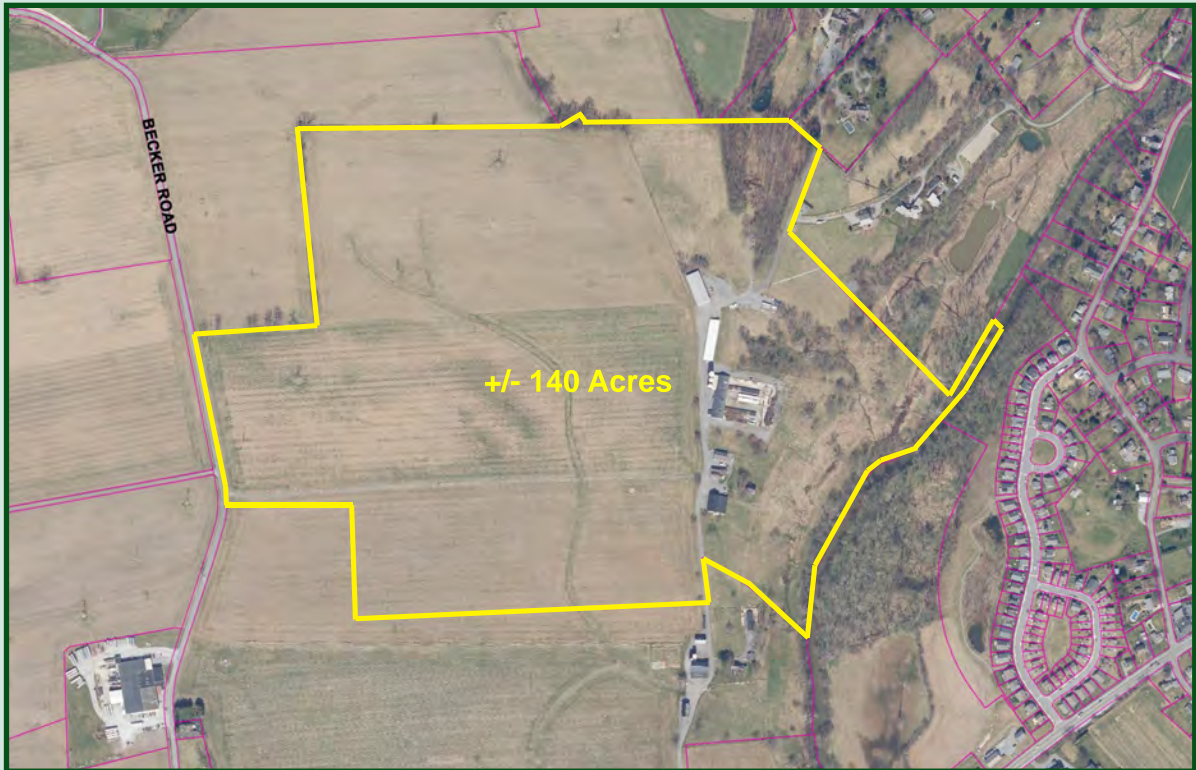


FOR SALE

± 140 ACRES PRIME AG LAND GENTLEMAN ESTATE SETTING



**3831-A Oregon Pike
Leola, PA 17540**

Dwight E. Wagner, CCIM

Michael D. Wagner, CCIM



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279
(717) 735-6000 (717) 735-6001 Fax

dwight@uscommercialrealty.net • mike@uscommercialrealty.net

www.uscommercialrealty.net

SALIENT INFORMATION

PROPERTY: 3831-A Oregon Pike, Leola, PA 17540
Warwick Township, Lancaster County

SITE SIZE: ± 140 Acres

Farmhouse	1.00 Acre
Outbuildings	3.50 Acres
Cropland	103.50 Acres
Pasture	19.00 Acres
Woodland	13.00 Acres

IMPROVEMENTS:

± 2,232 SF	Farmhouse (2-story, 4 bedroom, 1.5 bathrooms) Built circa 1775 with pointed stone exterior
± 3,420 SF	Bank Barn (wood frame)
± 3,192 SF	Cattle Barn (wood frame)
± 6,528 SF	Cattle Barn (wood frame)
± 10,000 SF	Cattle Barn (wood frame)
± 864 SF	Implement Shed (wood frame)
± 2,400 SF	Implement Shed (masonry)
± 9,000 SF	Implement Shed (metal frame)
± 1,280 SF	Enclosed Shed (masonry)
± 1,600 SF	Open Shed (wood frame)
± 1,600 SF	Open Shed (wood frame)

SOILS: Primarily Hagerstown & Bedington Silt Loam

CROP YIELDS:

Corn -	± 250 bushels/acre average
Soybeans -	± 90 bushels/acre average
Wheat -	± 90 bushels/acre average

WATER & SEWER: Well Water, On-Site Septic System

ZONING: A - Agricultural with Conservation Easement (see Comments)

REAL ESTATE TAXES: \$8,913 (2025), Enrolled in Act 319 (Clean and Green)

TAX ACCOUNT NO.: 600-44425-0-0000

SALE PRICE: \$5,600,000

COMMENTS: A Declaration of Restriction of Development (Conservation Easement) is attached on following pages. The entire farm is preserved for productive agricultural purposes in perpetuity, establishing limitations on building additional dwellings and subdivision of the land. Talk to Listing Agent for details.

This is a gentleman's farm estate setting with dwelling and farm buildings over ± 2,200 feet from Becker Road and overlooking Cocalico Creek.

PHOTOGRAPHS



PHOTOGRAPHS



PHOTOGRAPHS



PHOTOGRAPHS



PHOTOGRAPHS



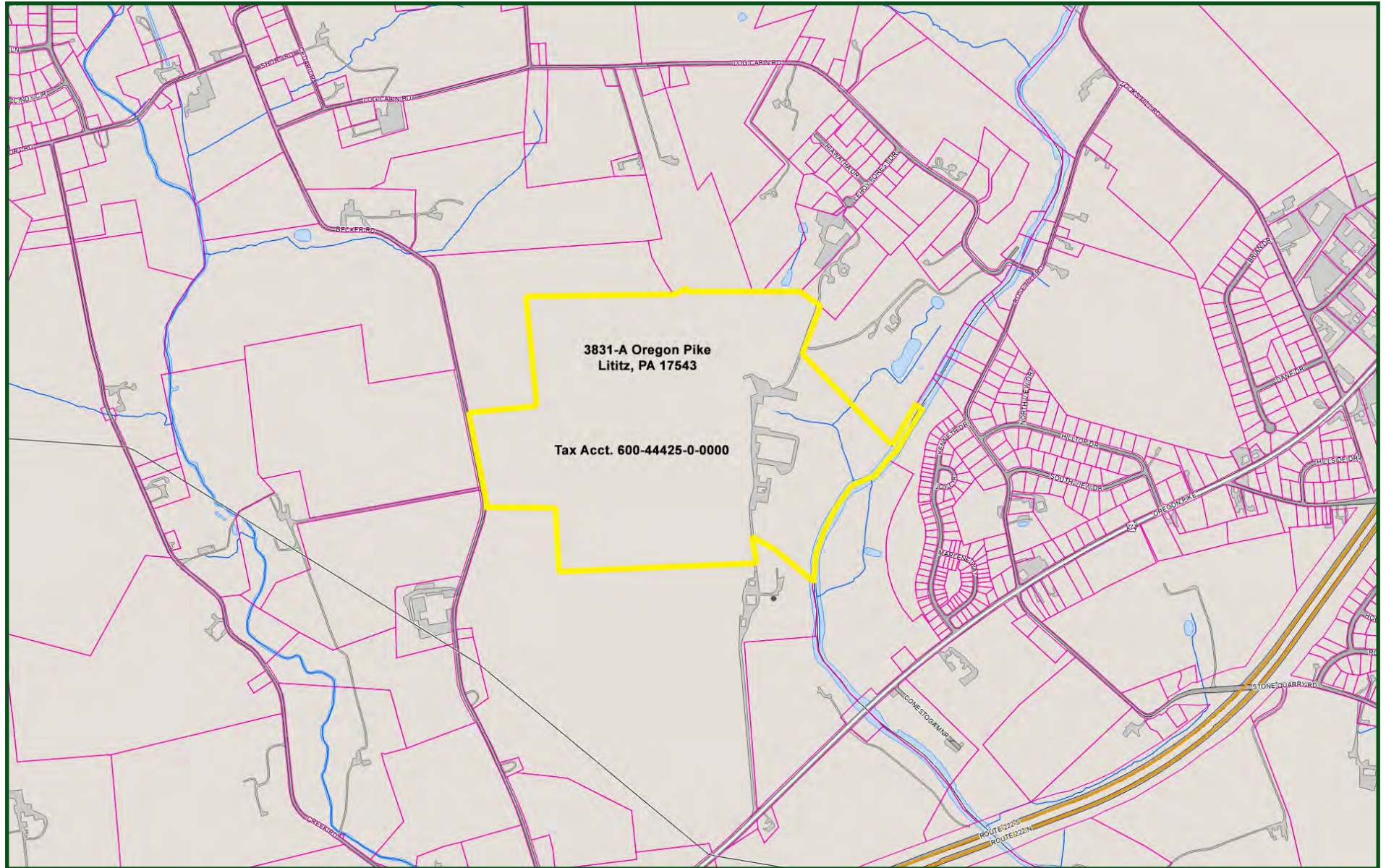
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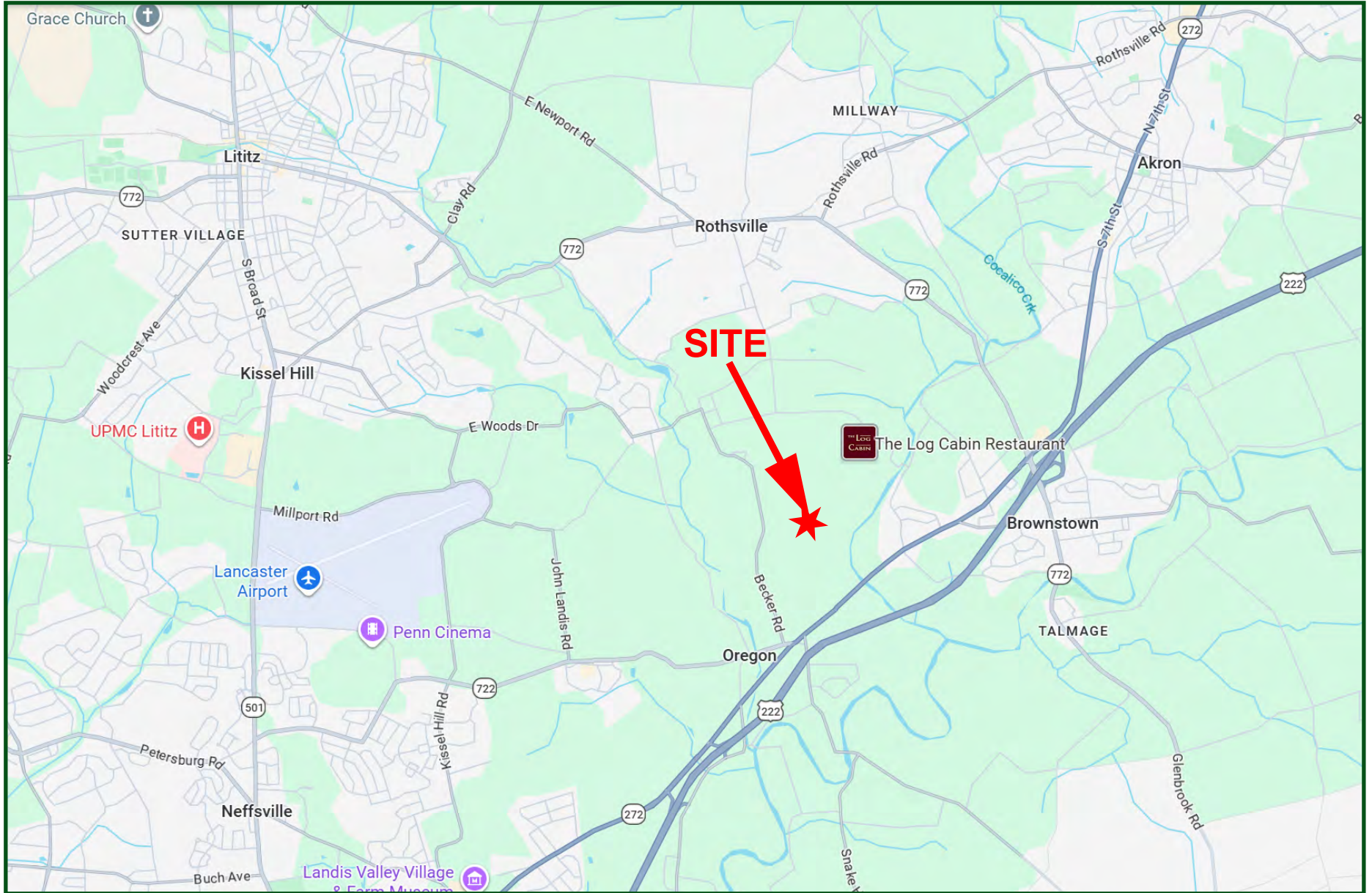
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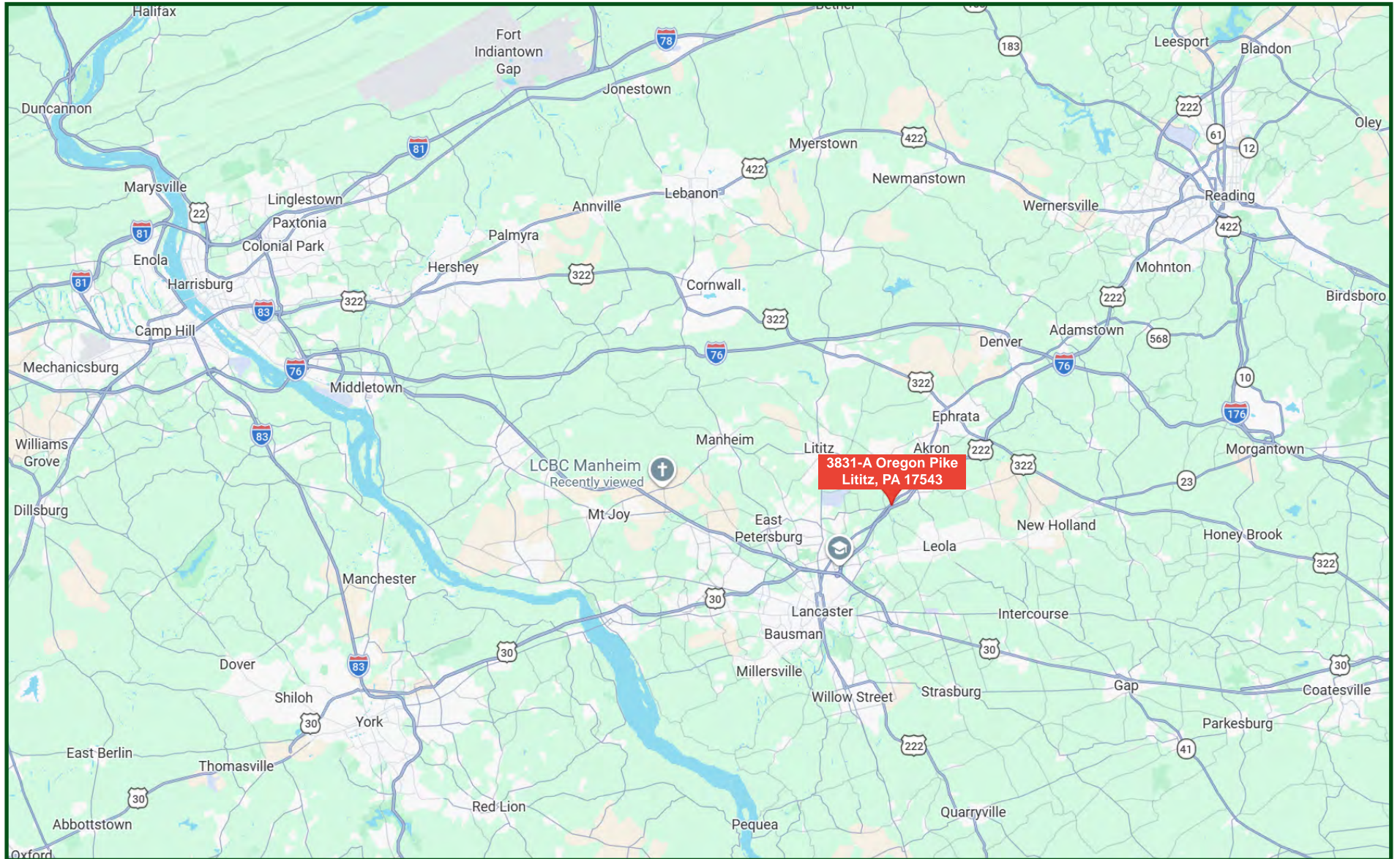
TAX MAP



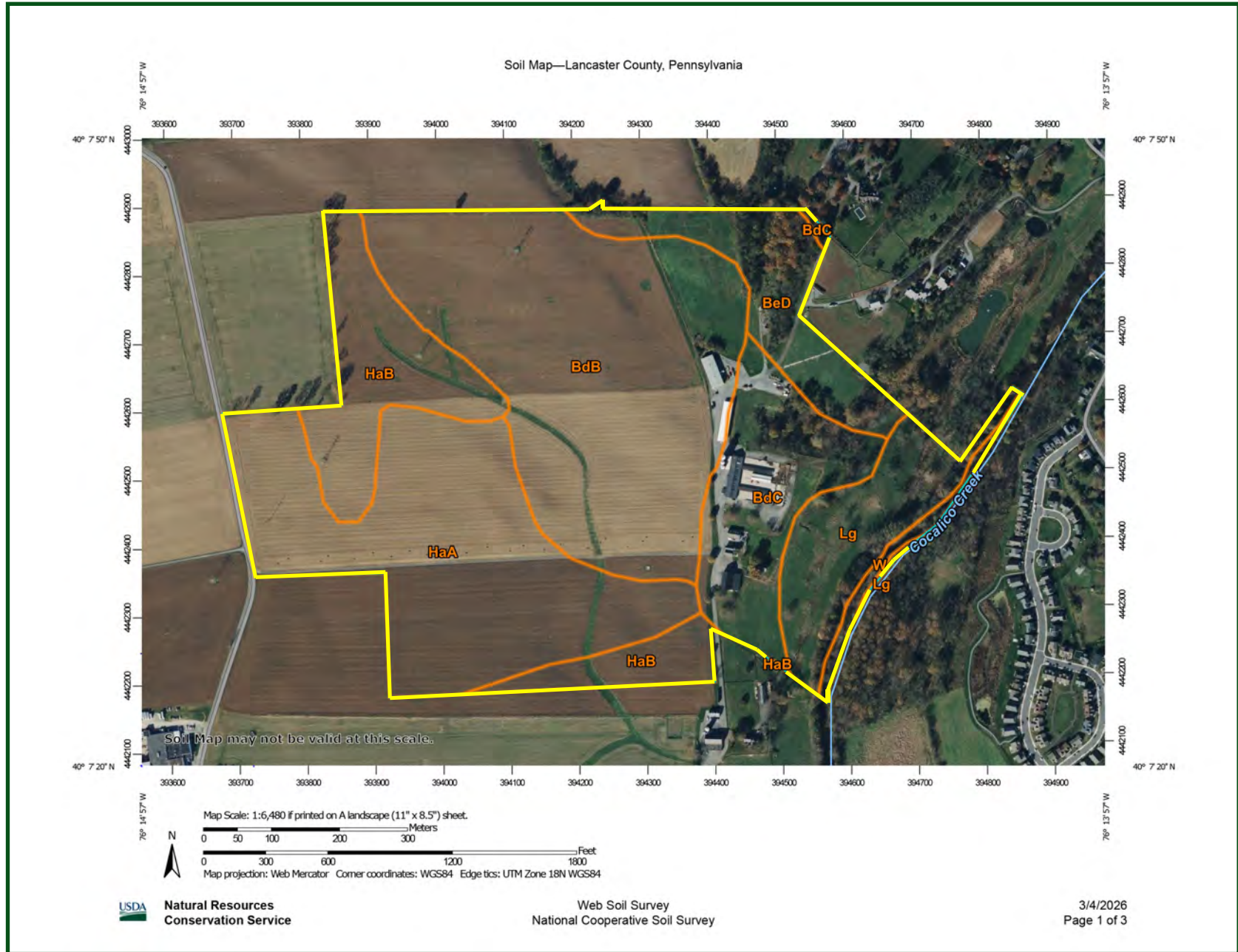
LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



SOILS MAP

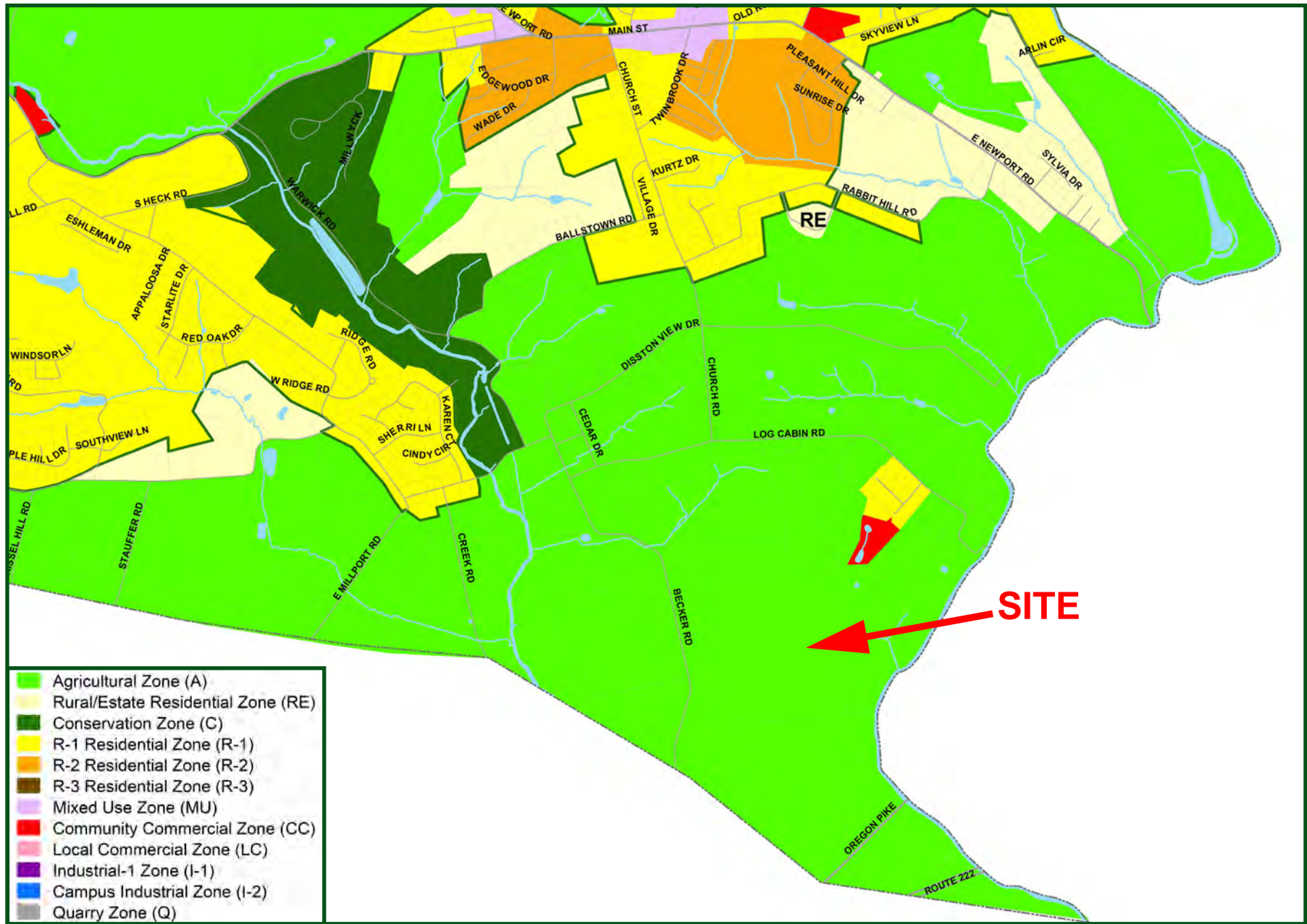


SOILS MAP - UNIT LEGEND

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BdB	Bedington silt loam, 3 to 8 percent slopes	47.7	33.4%
BdC	Bedington silt loam, 8 to 15 percent slopes	15.3	10.7%
BeD	Bedington channery silt loam, 15 to 25 percent slopes	11.5	8.0%
HaA	Hagerstown silt loam, 0 to 3 percent slopes	37.1	26.0%
HaB	Hagerstown silt loam, 3 to 8 percent slopes	17.7	12.4%
Lg	Linden silt loam	11.7	8.2%
W	Water	1.8	1.3%
Totals for Area of Interest		142.7	100.0%

ZONING MAP (Warwick Township)



RESTRICTIONS

MUNILVT064652
09-14-98

998083475

NOV 17 1998

31.50
45

DECLARATION OF RESTRICTION OF DEVELOPMENT

This grant of easement in the nature of a restriction on the use of land for the purpose of preserving productive agricultural land is made this 28th day of October, 1998, by and between RUTH E. STOLTZFUS, widow, of the Township of Warwick, Lancaster County, Pennsylvania, hereinafter called the "Grantor", and the TOWNSHIP OF WARWICK, Lancaster County, Pennsylvania, a Pennsylvania municipal corporation with its municipal offices at 315 Clay Road, Lititz, Pennsylvania 17543, hereinafter called the "Township", and LANCASTER FARM- LAND TRUST, an unincorporated association with its offices at the Lancaster Conservation Center, 128 East Marion Street, Lancaster, Pennsylvania 17602, hereinafter called "LFT".

BACKGROUND:

A tract of land located on the east side of Becker Road in the Township of Warwick, Lancaster County, Pennsylvania, which contains approximately 150 acres (the "Property") was conveyed to Morris A. Stoltzfus, a/k/a M. A. Stoltzfus, and Ruth E. Stoltzfus, his wife, their heirs and assigns, by a Deed recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Deed Book A, Volume 85, Page 684. Morris A. Stoltzfus, a/k/a M. A. Stoltzfus, died on December 3, 1994, whereupon title to the Property vested in Ruth E. Stoltzfus by right of survivorship. The Property is more fully described in Exhibit "A" which is attached hereto and made a part hereof.

The General Assembly of the Commonwealth of Pennsylvania, by Act 170 of 1988, authorized municipalities as a part of zoning ordinances to establish a program of transferable development rights and to permit landowners to sell and purchase such development rights. The Township of Warwick has, through the enactment of the Warwick Township Zoning Ordinance, codified as Chapter 27 of the Code of Ordinances (the "Zoning Ordinance"), established a program of transferable development rights ("TDRs") in the Township in accordance with the authorization and requirements of the Pennsylvania Municipalities Planning Code. Section 1502(a) of the Second Class Township Code authorizes the Board of Supervisors to "purchase . . . any real and personal property it judges to be to the best interest of the township", and Section 619.1(a) of the Pennsylvania Municipalities Planning Code provides that TDRs are an interest in real estate. Section 322 of the Zoning Ordinance authorizes the Township to acquire TDRs.

As part of its regulations regarding transferable developments rights established by the Zoning Ordinance, landowners who sell transferable development rights must totally and permanently restrict future development of the tract from which the rights are sold or transferred. Grantor desires to sell all of the seventy-five (75) transferable development rights associated with the Property, and this restriction of development rights is granted in compliance with the Township's regulations and to insure the preservation of the Property for agricultural use. Grantor, by two Deeds of Transferable Development Rights dated as of even date herewith, has transferred seventeen (17) of the transferable development rights associated with the Property to the Township and has transferred fifty-eight (58) of the transferable development rights associated with the Property to LFT.

VT 50 PF 29.00 SF 2.00 AH TOT 31.50

5980 0322

RECORDED OR FILED
17 PH 3-21
LANCASTER, PA.

RESTRICTIONS

NOW, THEREFORE, in consideration of the foregoing and intending to be legally bound, the undersigned Grantor grants and conveys to the Township as trustee for all the residents of the Township in recognition of the right of the people to the preservation of the natural, scenic, historic and aesthetic values of the Township and in further recognition of the fact that these resources are the common property of all residents of the Township, including generations yet to come, and to LFT an easement (the "Easement") on the Property, the purpose of which is to assure that the Property will be retained forever in its agricultural and open space condition and to prevent any future development of the Property that will impair the agricultural and open space values of the Property. To carry out this purpose the following restrictions are hereby recorded against the Property.

I. COVENANTS, TERMS, CONDITIONS AND RESTRICTIONS GOVERNING USE OF THE PROPERTY

With the preceding Background paragraphs incorporated by reference and intending to be legally bound, Grantor declares, makes known, and covenants for herself and her heirs, personal representatives, and assigns, that the Property shall be restricted to agricultural and directly associated uses as hereafter defined and to those uses specifically authorized herein. However, more restrictive applicable State and local laws, including but not limited to the provisions of the Warwick Township Zoning Ordinance and the Warwick Township Subdivision and Land Development Ordinance as the same may exist from time to time, shall prevail in the determination of permitted uses and development of the land subject to these restrictions.

1. Agricultural uses of land are defined for the purpose of this instrument as the use of land for the production of plants and animals useful to man, including, but not limited to, forage, grain and field crops; pasturage, dairy and dairy products; poultry and poultry products; other livestock and fowl and livestock and fowl products, including the breeding and grazing of any or all such animals; bees and apiary products; fruits and vegetables of all kinds; nursery, floral and greenhouse products; silviculture; aquaculture; and the primary processing and storage of the agricultural production of the Property and other similar and compatible uses. Agricultural uses of land shall not include sod or turf removal.

2. Directly associated uses are defined as customary, supportive and agriculturally compatible uses of farm properties in Lancaster County, Pennsylvania, and are limited to the following:

- a. The direct sale to the public of agricultural products produced principally on the Property.
- b. Any and all structures contributing to the production, primary processing, direct marketing and storage of agricultural products produced principally on the Property.
- c. Structures associated with the production of energy for use principally on the Property including wind, solar, hydroelectric, methane, wood, alcohol fuel and fossil fuel systems and structures and facilities for the storage and treatment of animal waste produced on the Property.

RESTRICTIONS

d. The provision or production for sale, by persons in residence, of incidental agricultural goods, services, supplies and repairs and/or the conduct of traditional trades and the production and sale of home occupation goods, arts and crafts, so long as these uses remain incidental to the agricultural and open space character of the farm and are limited to occupying existing residential and/or principally agricultural structures on the Property.

e. Structures and facilities associated with irrigation, farm pond impoundment and soil and water conservation.

f. The accommodation of tourists and visitors within existing residential structures on the Property so long as this use is incidental to the agricultural and open space character of the Property.

g. Other similar uses approved upon written request to the Township and to LFT.

3. Grantor acknowledges that presently one (1) dwelling exists on the Property. The only residences permitted on the Property are the preexisting dwelling, replacements of the preexisting dwelling, and two additional single family dwellings for use and occupancy by a person who, or a family at least one member of which, earns a substantial part of his or her livelihood from the farm operation on the Property or is a parent or child of the owner or operator of the Property. The erection of such additional single family dwellings on the Property shall comply with the applicable regulations in the Zoning Ordinance, the Warwick Township Subdivision and Land Development Ordinance, and all other applicable Township Ordinances. It is not the intent of this Paragraph to grant rights of subdivision and land development or authorize the erection of dwellings which would otherwise be prohibited by the Zoning Ordinance or the Subdivision and Land Development Ordinance in effect at the time approval for the erection of such dwelling units is requested.

4. Any activity on or use of the Property inconsistent with the purpose of this Declaration is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

a. Institutional, industrial and commercial uses other than those uses described in restrictions 1 and 2 are prohibited.

b. The commercial extraction of minerals by surface mining and the extraction and removal from the Property of topsoil are prohibited. The extraction of subsurface or deep-mined minerals, including natural gas and oil, and the noncommercial extraction of minerals, including limestone, shale and other minerals for on-farm use, shall be permitted, but may occupy, at any time, no more than one percent (1%) of the total surface acreage.

c. Use of the Property for the dumping, storage, processing or landfilling of nonagricultural solid or hazardous wastes generated off-site is prohibited, excepting the use of organic nonagricultural solid waste generated off-site for fertilizer and tith subject to the prior written approval of the Township and LFT.

RESTRICTIONS

d. Commercial and/or nonpassive recreational development and use involving structures or extensive commitment of land resources (i.e. golf courses, racetracks, and similar uses) shall be prohibited. Equine breeding and training facilities shall not be interpreted to be commercial recreational uses for the purposes of this paragraph.

e. New dwellings and new residential uses.

f. Cellular telephone towers.

5. It is the intention of the Grantor to promote agricultural production on the Property. No subdivision of the Property shall be permitted except for subdivisions for agricultural purposes which must be approved by the Township and LFT. Notwithstanding the foregoing, this restriction shall not apply to lands transferred in connection with eminent domain proceedings or by deed in lieu of condemnation.

6. Signs, billboards and outdoor advertising may not be displayed on the Property; provided, however, that signs, the combined area of which may not exceed 25 square feet, may be displayed to state only the name of the Property and the name and address of the occupant, to advertise an on-site activity permitted herein, and to advertise the Property for sale or rent.

7. Agricultural lands shall be managed in accordance with sound soil and water conservation practices in a manner which will not destroy or substantially and irretrievably diminish the productive capability of the Property. However, there shall be no limitations or prohibitions on any agricultural production or farming methods.

II. ENFORCEMENT OF RESTRICTIONS

1. If the Township or LFT determines that a violation of the terms of this Declaration has occurred or is threatened to occur, such party shall give notice to the Grantor and to the other grantee under this Declaration. The written notice shall specify the violation or threatened violation and demand action necessary to cure the violation, including but not limited to restoration of the Property injured to a prior condition in accordance with a plan approved by the Township and LFT, which approval shall not be unreasonably withheld.

2. The Township and LFT, their successors and assigns, jointly and severally, shall have the right to enforce these restrictions by injunction and other appropriate proceedings in equity and at law. Grantor specifically acknowledges that the Township and LFT, their successors and assigns, jointly and severally, shall have the right to require Grantor, her heirs, personal representatives and assigns, to restore the Property to its condition existing before the commission of any violation of this Declaration.

3. The Township shall have the right to refuse to grant any permit or approval for a use or structure which would violate the provisions of this Declaration.

4. Nothing contained in this Declaration shall be construed to entitle the Township or LFT to bring any action against Grantor, her successors and assigns, for any injury to or change in the

RESTRICTIONS

condition of the Property resulting from causes beyond Grantor's control, including, without limitation, fire, flood, storm, and acts of trespassers that Grantor could not have reasonably anticipated or prevented, or from any prudent action taken by Grantor under emergency conditions to prevent, abate or mitigate significant injury to the Property resulting from such causes. In the event the terms of this Declaration are violated by acts of trespassers that Grantor could not have reasonably anticipated or prevented, Grantor agrees that the Township and/or LFT shall have the right to pursue enforcement actions against the responsible parties.

5. Any cost, except monitoring, notices and inspections, incurred by the Township and/or by LFT in enforcing the terms of this Declaration against Grantor, including, without limitation, costs of suit and attorneys' fees, and any cost of restoration necessitated by Grantor's violation of the terms of this Declaration, shall be borne by Grantor.

III. GENERAL PROVISIONS

1. No right of public access is provided for, nor will result from, the recordation of these restrictions.

2. Representatives of the Township, its successors or assigns, and/or LFT, its successors or assigns, may at reasonable and necessary times and in a reasonable manner and after appropriate notice to the Grantor enter the Property from time to time for the purposes of inspection and enforcement of the terms of this Declaration.

3. The restrictions contained herein shall apply to the land as an open space easement in gross in perpetuity. The covenants, terms, conditions and restrictions of this Declaration shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property.

4. If circumstances arise in the future such as to render the purposes of this Declaration impossible to accomplish, this Declaration can only be terminated or extinguished, whether in whole or in part, by judicial proceedings in a court of competent jurisdiction. Grantor has considered the possibility that the uses prohibited by the terms of this Declaration may become more economically valuable than permitted uses and that neighboring properties may be in the future put to such prohibited uses.

5. Upon written request by Grantor, the Township and/or LFT shall within thirty (30) days execute and deliver to Grantor, or to any party designated by Grantor, any document which certifies, to the best of the Township's and/or LFT's knowledge, Grantor's compliance with Grantor's obligations under this Declaration or which otherwise indicates the status of this Declaration. Such certification shall be limited to the condition of the Property as of the most recent inspection of the party making the certification. If Grantor requests a more current certification, such party shall conduct an inspection within thirty (30) days after receiving Grantor's request for such inspection, at Grantor's expense.

RESTRICTIONS

6. If the Easement is taken, in whole or in part, by the exercise of the power of eminent domain, the Township and LFT, as their interests shall appear, shall be entitled to compensation in accordance with applicable law.

7. Grantor agrees to incorporate the terms of this Declaration and the Easement in any deed or other legal instrument by which she divests herself of any interest in all or a portion of the Property, including, without limitation, a leasehold interest. Grantor further agrees to give written notice to Township and to LFT of the transfer of any interest at least ten (10) days prior to the date of such transfer. The failure of Grantor to perform any act required by this paragraph shall not impair the validity of this Declaration and the Easement or limit their enforceability in any way.

8. Grantor shall hold harmless, indemnify and defend Township, and its elected and appointed officials and officers, employees, and agents, and LFT, its officers, employees, and agents (collectively "Indemnified Parties"), from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, or judgments, including without limitation, reasonable attorneys' fees arising from or in any way connected with: (1) a violation or alleged violation of any State or Federal environmental statute or regulation including, but not limited to, the Act of October 18, 1988 (P.L. 756, No. 108), known as the Hazardous Sites Cleanup Act, and statutes or regulations concerning the storage or disposal of hazardous or toxic chemicals or materials and (2) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition or other matter related to or incurring on or about the Property, unless due to the negligence of any of the Indemnified Parties.

9. Grantor shall retain all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep and maintenance of the Property, including the maintenance of adequate comprehensive general liability insurance coverage and the payment, as and when due, of all real estate taxes.

10. The Township shall record this Declaration in a timely fashion in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, at the expense of Grantor.

11. If any provisions of this Declaration, or the application thereof to any person or circumstances, is found to be invalid, the remainder of the provisions of this Declaration, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

12. The provisions of this Declaration shall not be deemed to interfere with, abrogate, annul, supersede or cancel any easements, covenants, restrictions or reservations contained in any deeds or other agreements affecting the Property.

TO HAVE AND TO HOLD unto Township, its successors and assigns, and unto LFT, its successors and assigns, forever.

RESTRICTIONS

IN WITNESS WHEREOF GRANTOR, TOWNSHIP AND LFT have executed this Declaration of Restriction of Development on the day and year first above written.

WITNESS:

John E. Rubland

Ruth E. Stoltzfus (Seal)
Ruth E. Stoltzfus

TOWNSHIP OF WARWICK
Lancaster County, Pennsylvania

Attest: D. L. Zimmerman
(Assistant) Secretary

By: David B. Smith
(Vice) Chairman
Board of Supervisors



LANCASTER FARMLAND TRUST

By: John H. H. H. H.
(Vice) President

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RESTRICTIONS

Exhibit "A"

ALL THOSE CERTAIN three (3) tracts of land situated in Warwick Township, Lancaster County, Pennsylvania, bounded and described as follows:

Tract No. 1

BEGINNING at a White Oak tree thence by land of Levi S. Reist, south 1 degree east, 104.5 perches to a stone; thence by land late of John Wenger, south 89 ¼ degrees east 10.3 perches to a stake; thence by same land, south 3 ¼ degrees west, 35.1 perches to a stake; thence again by land of Levi S. Reist South 89 degrees east, 95.2 perches to a stake; thence by same land north 12 ¼ degrees east, 11.6 perches to a stake in a lane; thence along said lane and by same lands, south 54 degrees east, 13.4 perches to a stake; thence still by same land south 42 degrees east, 25.2 perches to a point in the Cocalico Creek; thence south 76 degrees east, 3.4 perches to a tree on the eastern bank of said Cocalico Creek; thence on the eastern bank of said creek and by land of Jacob Hurst the following courses VIZ: North 2 degrees east 14.9 perches to a stake; thence north 12 ¾ degrees east, 5.95 perches to a Hickory tree; thence north 28 degrees east 5.75 perches to a Hickory tree; thence north 34 ¼ degrees east, 13.35 perches to a stake; thence north 37 ¼ degrees east 17.7 perches to a Rusia Tree; thence north 61 degrees east 20 perches to a stake; and north 36 degrees east 30.6 perches to a stake; thence crossing said Cocalico Creek and by land of Henry K. Zook, north 43 ½ degrees west 6 perches and north 41 ¼ degrees west, 27 perches and two tenths to a stake; thence by land of late Jacob L. Erb, the following courses VIZ: south 50 ¼ degrees west 15.8 perches to a stake; south 36 5/8 degrees west 20.2 perches to a stake; north 78 degrees west, 23 perches to a stake, north 39 degrees west, 46 perches to a stake; north 30 ½ degrees west, 14.3 perches to a stake, and north 27 degrees west, 22.4 perches to a stake in line of Levi S. Reist's land; thence by land of said Levi S. Reist, south 68 degrees west, 7 perches to a stone; thence by the same north 86 ¾ degrees west 75.3 perches to the place of Beginning.

CONTAINING 117 acres and 113 perches (less 7 perches reserved for a Grave Yard, more fully described hereafter) and the other of the said tract of land.

Tract No. 2

ALL THAT CERTAIN tract of unimproved land as shown on a survey made for Ruth E. Stoltzfus by Diehm & Sons - Land Surveyors, Civil Engineers (Project No. 98043); said tract of land situate adjacent to and at the Northeast corner of other land of Ruth E. Stoltzfus located in the Township of Warwick, County of Lancaster, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a rebar, said rebar being the Northwest corner of herein described tract, thence by lands of Jacob S. & Sara E. King, C. Thomas Risser and Log Cabin Inc., respectively, crossing over a rebar located five hundred thirty-one and sixty-three hundredths (531.63) feet from said first mentioned corner and also passing over a limestone located three hundred twenty-seven and fifty-seven hundredths (327.57) feet from the next mentioned corner South eighty-three degrees forty-seven minutes twenty-nine seconds East (S83°47'29"E) nine hundred thirty-two and forty-six hundredths (932.46) feet to a axle, thence by other lands of M.A. & Ruth E. Stoltzfus South forty degrees forty-five minutes fifteen seconds East (S40°45'15"E) three hundred sixty-eight and thirty-five hundredths

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RESTRICTIONS

(368.35) feet to an Iron pin in concrete, thence by lands of M.A. Stoltzfus South thirty-eight degrees fifty-two minutes forty-two seconds East (S38°52'42"E) five hundred eighteen and ten hundredths (518.10) feet to a point, thence by other lands of Ruth E. Stoltzfus (Deed tract no. 1) the following six (6) courses; (1) South fifty-two degrees thirty-seven minutes eighteen seconds West (S52°37'18"W) two hundred sixty and seventy hundredths (260.70) feet to a point, (2) South forty-two degrees fifty-seven minutes twenty-one seconds West (S42°57'21"W) three hundred thirty-three and thirty hundredths (333.30) feet to a point, (3) North seventy-six degrees nineteen minutes fifty-one seconds West (N76°19'51"W) three hundred seventy-nine and fifty hundredths (379.50) feet to a point, (4) North thirty-six degrees thirty-two minutes twenty-nine seconds West (N36°32'29"W) seven hundred fifty-nine and no hundredths (759.00) feet to a point, (5) North twenty-eight degrees two minutes twenty-nine seconds West (N28°02'29"W) two hundred thirty-five and ninety-five hundredths (235.95) feet to a point, (6) North twenty-four degrees thirty-two minutes twenty-nine seconds West (N24°32'29"W) three hundred five and twenty-five hundredths (305.25) feet to the POINT OF BEGINNING.

CONTAINING 22.14 acres

SUBJECT TO AND RESERVING from Tract No. 1, as described in former deed, except a certain Grave Yard, situated on said land 33 feet by 56 feet, where the same is now located, to remain so forever hereafter for said purpose. ALSO, UNDER AND SUBJECT with a wagon road with sufficient breath to pass and repass where the same is now located to pass over the adjoining tract now owned by Jacob L. Erb, for the use of said Jacob L. Erb, and his heirs and assigns forever, and the said Jacob L. Erb or any person under him and their heirs and assigns to close the bars and gates, over said road when closed, at any time when passing or repassing the same, as in and by said recited indenture now produced, intended to be recorded, relation being there unto had the whole indenture more fully and at large been reproduced herein.

ALSO RESERVING the right of way for the Standard Oil Pipe Company as held by said Company in the name of John B. Barbour, bearing date the 7th day of December, 1882, recorded in the Recorder's Office at Lancaster, Pennsylvania, in Record Book Z, Volume 11, Page 129, reference thereunto had the whole indenture more fully and at large appear.

Tract No. 3 BEGINNING at a stone in the middle of the public road; thence along the middle of the same and land of Henry Hostetter, north $6\frac{1}{4}$ degrees west, 48.2 perches to a stone; thence by lands of Laura R. and Clara R. Hess, north $89\frac{5}{8}$ degrees east, 35.2 perches to a stone in a line of lands of Benjamin High; thence by said lands of Benjamin High, south 48.85 perches to a stone on the south side of another public road and in line of Anna Myers land; thence along the south side of said road and by said Anna Myers land, north $88\frac{5}{8}$ degrees west, 29.85 perches to the place of BEGINNING.

CONTAINING 9 acres and 128 perches strict measure.

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