

Commonwealth of Pennsylvania
County of Lackawanna

On this, the 4th day of June A. D. 1971, before me
the undersigned officer, personally
appeared Carl W. Stender

who acknowledged himself to be
the Vice President of Stoehr-Fister Realty Company
a Corporation, and that he as such Vice President being authorized to do so,
executed the foregoing instrument for the purposes therein contained by signing the
name of the Corporation by himself as Vice President

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

David J. Jones

NOTARY PUBLIC
My Commission Expires November 28, 1972
Scranton, Lackawanna Co., Penna.

Title of Officer

230

Deed

From A Corporation

STOEHR-FISTER REALTY
COMPANY

vs

COUNTY OF LACKAWANNA

FILED FOR RECORD
JUN 10 1971
FEE \$ 1.50
STATE \$ 2.50
COUNTY \$ 1.00
Total \$ 5.00
Entered in Recorder's
Office on the 10th day of
June 1971

Recorder
Edward J. Coleman
RECORDED BY
REGINA M. HARRIS
427 North Washington
Scranton, Pennsylvania

Notary Seal

Commonwealth of Pennsylvania
County of Lackawanna

Recorded on this 9th day of June A. D. 1971, in the
Recorder's Office of the said County in Deed Book
Pages 188-191 Inol. Volume 716

Given under my hand and the seal of the said Office, the date above written.

Edward J. Coleman

Recorder

This Deed,

Made the 4th day of June A. D. 1971
between the Corporation by the name, style and title of **STOEHR-FISTER REALTY COMPANY,**
a Corporation organized and existing under the laws of the Commonwealth
of Pennsylvania, with principal place of business at Scranton,
Pennsylvania,

of the one part and the **COUNTY OF LACKAWANNA,** a municipal corporation
organized and existing under the laws of the Commonwealth of
Pennsylvania, with its principal place of business in the City of
Scranton
Lackawanna
in the State of Pennsylvania
County of

Witnesseth, that the said **STOEHR-FISTER REALTY COMPANY** for and in
consideration of the sum of **TWO HUNDRED SEVENTY-FIVE THOUSAND (\$275,000.00)**
Dollars, lawful money of the United States, to it in hand paid by the said **COUNTY OF**
LACKAWANNA

at the time of the execution hereof, the receipt whereof is hereby acknowledged, has granted,
bargained, sold, aliened, encoffed, releasd and confirmed, and by these Presents does grant,
bargain, sell, alien, encoff, release and confirm unto the said **COUNTY OF LACKAWANNA,**
its successors

and Assigns,

all that certain piece or parcel of land, ~~known~~ together with improvements thereon
erected, situate, lying and being in the City of Scranton, County of
Lackawanna, State of Pennsylvania, being all of lots numbers one (1)
and two (2) in Square or Block Number forty-eight (48) on the Lacka-
wanna Iron and Coal Company's plot of lots in the said City of
Scranton, more particularly described as follows:

BEGINNING at the corner of the building lines at the
Easterly intersection of Adams Avenue and Spruce Street;

THENCE Southeasterly along Spruce Street one hundred fifty
(150) feet to the Westerly side of Kressler Court;

THENCE at right angles and in a Northeasterly direction
along Kressler Court eighty (80) feet to a point;

THENCE at right angles to said last mentioned line and in a
Northwesterly direction along a line parallel to Spruce Street one
hundred fifty (150) feet to a point on the building line on the
Easterly side of Adams Avenue;

THENCE at right angles and in a Southwesterly direction
along Adams Avenue eighty (80) feet to the place of beginning.

TOGETHER with the privilege of using ten (10) feet in front
of the front line on Adams Avenue and Spruce Street for yard, vault,
porch, piazza, cellarway and bay windows, but for no other purpose.

SUBJECT to the same exceptions and reservations as are
contained in the former deeds in the chain of title.

The above described premises are also known as 200-06 Adams
Avenue, Scranton, Pennsylvania, and as Ward 17, Block 10, and Lots 14
and 15 according to the Assessment Map of the City of Scranton.

BEING the same premises conveyed by Gustave D. Stoehr and
H. Ray Fister, co-partners trading as Stoehr-Fister to Stoehr-Fister
Realty Company by deed dated May 24, 1938, and recorded in Lackawanna
County Deed Book 305, page 566. The said premises include a rectan-
gular strip of land three feet wide on Kressler Court and extending
that width forty-seven feet Northwesterly toward Adams Avenue and
adjacent to Lot 3 in said Block 48, which was the subject of an Action
To Quiet Title, successfully concluded, wherein the grantor herein was
plaintiff and David Kemmerer, et al were defendants to No. 501, March
Term, 1971, in the Court of Common Pleas of Lackawanna County.

THIS DOCUMENT MAY 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 OF OWNERS OF SUCH COAL 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 HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.



CITY OF SCRANTON \$100.00 REALTY TRANSFER TAX JUN 30 1971	CITY OF SCRANTON \$100.00 REALTY TRANSFER TAX JUN 30 1971	CITY OF SCRANTON \$100.00 REALTY TRANSFER TAX JUN 30 1971	CITY OF SCRANTON \$100.00 REALTY TRANSFER TAX JUN 30 1971	CITY OF SCRANTON \$100.00 REALTY TRANSFER TAX JUN 30 1971	CITY OF SCRANTON \$100.00 REALTY TRANSFER TAX JUN 30 1971	CITY OF SCRANTON \$100.00 REALTY TRANSFER TAX JUN 30 1971	CITY OF SCRANTON \$100.00 REALTY TRANSFER TAX JUN 30 1971	CITY OF SCRANTON \$100.00 REALTY TRANSFER TAX JUN 30 1971	CITY OF SCRANTON \$100.00 REALTY TRANSFER TAX JUN 30 1971
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Together with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said **STOEHR-FISTER REALTY COMPANY**

After in law or equity, of, in and to the same
To Have and to Hold the said messuage or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said **COUNTY OF LACKAWANNA, its successors** and Assigns, to and for the only proper use and behoof of the said **COUNTY OF LACKAWANNA, its successors**

and assigns forever
And the said party of the first part for itself and its successors, does hereby covenant and agree to and with the said **COUNTY OF LACKAWANNA, its successors**

and Assigns, thereof

the said party of the first part and its successors, all and singular the said hereby granted premises, with the appurtenances, unto the said **COUNTY OF LACKAWANNA, its successors**

and Assigns, against it the said party of the first part and its successors, and against all and every other person and persons whomsoever lawfully claiming or to claim the same or any part thereof.

Shall and Well Warrant and forever defend by these Presents

In Testimony Whereof, the said **STOEHR-FISTER REALTY COMPANY** has caused this Indenture to be signed by its ^{Vice} President, attested by its Secretary and affixed hereto the common and corporate seal of the said Corporation, that the seal affixed hereto is the seal of said Corporation, that it was so affixed by order of the Board of Directors of said Corporation, and that they signed their names hereto by like order, the day and year first above written.

Signed, Sealed and Delivered
in the presence of
Russell D. Dimalley
Carl W. Stender Vice President
H. Ray Fister, II Secretary