

A COVENANT OF GRACIOUS SEPARATION AND DISMISSAL  
BETWEEN  
WARFORDSBURG PRESBYTERIAN CHURCH  
AND  
THE PRESBYTERY OF CARLISLE  
Of  
THE PRESBYTERIAN CHURCH (USA)

“All scripture is God-breathed and is useful for teaching, rebuking, correcting, and training in righteousness (2 Timothy 3:16)

## INTRODUCTION

As far back as the late 1970's, WPC experienced its first hints of how PC(USA) doctrines were reflecting social changes that are in direct conflict with the Biblical Doctrine. Although these trends would come up in bible study groups, it was believed that surely someone or some group of church leaders would come forward and share the true meaning of what the bible enforces repeatedly that the ways of world are not God's ways. But then in 2011, the Presbytery of Carlisle voted to go the way of the world leaving a small conservative church in South central PA stunned.<sup>1</sup>

For many years WPC has questioned the liberal views of PC(USA) and their professed theory that “We are under a big tent that includes many points of biblical interpretation”. In the end, WPC feels that there is only one tent that we want to be under and that is the saving grace of our savior, Jesus Christ.<sup>2</sup> We only have to read 2 Tim 4:3-4 “For the time will come when men will not put up with sound doctrine. Instead, to suit their own desires, they will gather around them a great number of teachers to say what their itching ears want to hear. They will turn their ears away from the truth and turn aside to myths”.

## ARTICLE I

In furtherance of this covenant, the Presbytery of Carlisle acknowledges that the Warfordsburg Presbyterian Church as a congregation has sought and requested dismissal from the Presbytery of Carlisle, ending its relationship as a congregation within the Presbyterian Church (USA). In accord with Presbytery of Carlisle's Gracious Separation Policy, revised and approved on February 24, 2015, the Presbytery hereby dismisses Warfordsburg Presbyterian Church, Warfordsburg, Pennsylvania to the Reformed Body: Covenant Order of Evangelical Presbyterians (ECO)<sup>3</sup> having been accepted by ECO as a member congregation on Nov 10, 2022 pending dismissal from the Presbyterian Church (USA).<sup>4</sup>

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<sup>1</sup>See Appendix 1: Discernment Timeline

<sup>2</sup>We need a denomination in which Scripture is the authoritative word of God that must be obeyed: salvation is through Jesus Christ alone; the sanctity of life is protected, and our ordained and non-ordained leaders' lifestyle is fidelity in the covenant of marriage between a man and a woman, or chastity in singleness.

<sup>3</sup>See Appendices 2 & 3: ECO Mission and Core Values; ECO Acceptance Letter

Pursuant to this understanding, the Presbytery of Carlisle, by ratification of this agreement dismisses Warfordsburg Presbyterian Church, Warfordsburg, Pennsylvania as a congregation within the Presbyterian Church (U.S.A.) and a member congregation of this Presbytery effective the date of the ratification of this Covenant by the Presbytery of Carlisle. The Presbytery acknowledges that for purposes of the civil law of Pennsylvania, the ecclesiastical dismissal of Warfordsburg Presbyterian Church, Warfordsburg, Pennsylvania as a congregation within the Presbyterian Church (U.S.A.) is intended to apply to all legal rights of the particular church, whether or not expressly stated in this covenant.

## ARTICLE II

The Presbytery of Carlisle based upon its discernment of its mission, for itself and as the council of Presbyterian Church (U.S.A.) relinquishes its claims upon all the real and personal property held by Warfordsburg Presbyterian Church, Warfordsburg, PA and any beneficial interests therein. The real property released includes all real property owned by Warfordsburg Presbyterian Church, Warfordsburg, Pennsylvania. As title is currently in the name of Warfordsburg Presbyterian Church, Warfordsburg, PA, formal transfer of Title is not necessary: however, a proper Quit Claim Deed has been prepared and will be recorded at the Fulton County Courthouse releasing any and all interest on the part of the Presbytery of Carlisle in the properties in Warfordsburg at the cost of the Warfordsburg Presbyterian Church, Warfordsburg, Pennsylvania.

## ARTICLE III

Warfordsburg Presbyterian Church, Warfordsburg, Pennsylvania shall render to the Presbytery of Carlisle full payment in the amount of \$10,000 immediately upon ratification of this covenant.

## ARTICLE IV

Warfordsburg Presbyterian Church, Warfordsburg, Pennsylvania having commissioned a full Comparative Market Analysis by Palmer Reality as requested by Presbytery of Carlisle, has delivered said appraisal, and has released a current year-to-date Balance Sheet to fulfill the requirement of the Presbyterian Church (U.S.A.)'s Permanent Judicial Commission to have all property value considered at the time of dismissal.<sup>5</sup>

## ARTICLE V

Warfordsburg Presbyterian Church, Warfordsburg, Pennsylvania has turned over permanent registers and minute books to the Presbyterian Historical Society and will accept responsibility for payment for duplication of said records, if needed, in the future.

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See Appendices 4 & 5: WPC Balance Sheet & Palmer Reality Comparative Market Analysis

ARTICLE VI

The Clerk of Session of Warfordsburg Presbyterian Church, Warfordsburg, Pennsylvania will notify the Stated Clerk of the Presbytery of Carlisle the names of any members who wish to remain as a member of the Presbyterian Church (U.S.A.). They shall be removed from the rolls of the Warfordsburg Presbyterian Church, Warfordsburg, Pennsylvania and placed under the care of the Presbytery of Carlisle.

ARTICLE VII

Warfordsburg Presbyterian Church, Warfordsburg, PA commits to sharing time of worship with the Presbytery of Carlisle on October 22 at 2:00 pm, whereby we shall celebrate the ministry we have shared, and whereby we shall affirm our common love of Jesus Christ.

ARTICLE VIII

Though Warfordsburg Presbyterian Church shall retain its name, all exterior and interior signage, office supplies, and internet references to Warfordsburg Presbyterian Church, Warfordsburg, Pennsylvania shall be cleared of the Presbyterian Church (U.S.A.) logo within fifteen (15) days following ratification of this agreement.

ARTICLE IX

The Amended By-Laws and Articles of Incorporation, readied for a vote by the Warfordsburg Presbyterian Church on (date to be determined) removes legal partnership with Presbytery of Carlisle and the Presbyterian Church (U.S.A.) and adds legal partnership with ECO, including inclusion under ECO's group tax exemption.

This serves as a written covenant agreement between The Presbytery of Carlisle and the Warfordsburg Presbyterian Church, Warfordsburg, Pennsylvania and is understood to be binding on any succeeding governing body.

We pray that each other go forth in peace, honoring Christ.

Attested

Warfordsburg Presbyterian Church

\_\_\_\_\_ CLERK OF SESSION, DATE \_\_\_\_\_

PRESBYTERY OF CARLISLE

\_\_\_\_\_ MODERATOR, DATE \_\_\_\_\_

## APPENDIX 1

Warfordsburg Presbyterian Church  
Denominational Discernment  
Timeline

- In summer of 1978 an Elder attended a PC(USA) Synod meeting in San Francisco CA. At this meeting, a vote to authorize same gender marriage was brought to the floor. The vote to approve lost by only seven votes. This was the first WPC was made aware of the erosion of biblical principles.
- (Date Unknown around 2011 or 2012): Two elders and pastor from WPC attended a Carlisle Presbytery Meeting at which time a vote was taken regarding performing same gender marriages in Carlisle Presbytery. Motion passed to allow same gender marriages in churches if approved by Session.
- Jan 2020: COVID Pandemic caused very limited normal church operations for many weeks. The subsequent lock downs gave worshippers time to view PC(USA)'s webpage and face book posts. Most worshippers expressed disbelief in the unbiblical stances supported and encouraged by PC(USA).
- Feb 2021: Dissolution Agreement between Rev Blank and WPC.
- March 2021: Beginning in March 2021 prayerful informal conversations were held within the congregation and within session. We waited to discern our way forward. "Wait for the Lord; be strong, and let your heart take courage; wait for the Lord!" (Ps. 27:14). Quarterly News Letters were & continue to be provided to all worshippers to keep everyone informed as new information is available.
- Dec 2021 – May 2022: Nine members of the Church Family (Transition Team) participated in a Vital Signs Assessment offered by Presbytery. This assessment included four meeting led by Michelle Snyder from PneuMatrix. PneuMatrix was a consulting firm selected by Presbytery and paid jointly by Presbytery and WPC. The goal was to help congregations who were without pastors to determine the leadership our church needs, to thrive in God's future. We were to look at new patterns and possibilities for our future. To begin the process, all church members were given the opportunity to complete a Congregational Assessment Survey (CAT). Ninety five percent of church members and worshippers completed the survey. Survey determined that WPC is a Hearth and Home Church and holds extremely conservative views such that we are almost off the chart conservative per Michelle Snyder.

- March 2022: Met with Presbytery Carlisle's Exec Committee (along with two other local churches without pastors) to discuss options for pastoral search. Comments shared were we are a big tent and can cover many different biblical interpretation and Presbytery will provide a pastor to preach what you want to hear!
- June 2022: Met with ECO representative to investigate tenets of ECO
- June 2022: One elder and one deacon attended the PneuMatrix Celebration at the Mechanicsburg Presbyterian Church to discuss what each church learned from the CAT.
- Aug 4, 2022: Transition Team, Session met with Cheryl Galan, Executive Presbyter and several others from the Executive Committee. At this meeting WPC communicated their desire to begin the Gracious Separation Process.
- Sept 2022: Session submitted application to ECO for membership
- Sept 2022: Session delivered and reviewed with all worshipping members a letter detailing reasons for wanting to leave PC(USA) and that meetings with ECO would be held to be considered as an alternative.
- Dec 2022: Contacted by Rev Bill Beck informing us that he and Rev Wright will be part of the Coordinating Council leading us through a discernment process to determine if dismissal from PC(USA) is the direction that God is leading.
- Jan 15, 2023: Met with ECO evaluation team to determine if WPC would be a good fit for ECO
- Feb 17, 2023 Received confirmation from ECO of acceptance
- March 2023: After worship service, a time of question and answer were provided for anyone with questions regarding the dismissal process. After answering all questions, a straw vote was taken from all church members and then all non-church members. Of the 33 members present all voted in favor of dismissal except for one member who abstained from voting.

## APPENDIX 2



### Our Mission

To build flourishing churches that make disciples of Jesus Christ.

### Our Core Values

- **Jesus-shaped Identity:** We believe Jesus Christ must be at the center of our lives and making disciples of Jesus at the core of our ministry.
- **Biblical Integrity:** We believe the Bible is the unique and authoritative Word of God, which teaches all that is necessary for faith and life. The prominence of God's Word over our lives shapes our priorities, and the unrivaled authority of the Bible directs our actions to be in concert with Christ's very best for our lives.
- **Thoughtful Theology:** We believe in theological education, constant learning, and the life of the mind, and celebrate this as one of the treasures of our Reformed heritage.
- **Accountable Community:** We believe guidance is a corporate spiritual experience. We want to connect leaders to one another in healthy relationships of accountability, synergy, and care.
- **Egalitarian Ministry:** We believe in unleashing the ministry gifts of women, men, and every ethnic group.
- **Missional Centrality:** We believe in living out the whole of the Great Commission – including evangelism, spiritual formation, compassion, and redemptive justice – in our communities and around the world.
- **Center-focused Spirituality:** We believe in calling people to the core of what it means to be followers of Jesus – what “mere Christianity” is and does – and not fixate on the boundaries.
- **Leadership Velocity:** We believe identifying and developing gospel-centered leaders is critical for the church, and a great leadership culture is risk-taking, innovative, and organic.
- **Kingdom Vitality:** We believe congregations should vigorously reproduce new missional communities to expand the Kingdom of God.

<http://eco-pres.org/who-we-are/mission-core-values/>

## APPENDIX 3



### A COVENANT ORDER OF EVANGELICAL PRESBYTERIANS

Building flourishing churches that make disciples of Jesus Christ.

01-Aug-2023

To: Warfordsburg Presbyterian Church  
12941 Buck Valley Road  
Warfordsburg, PA 17267

From: John Bard, Stated Clerk, Heritage  
Presbytery

Dear Warfordsburg Presbyterian Church, we are pleased to inform you that, pursuant to the constitution of ECO: A Covenant Order of Evangelical Presbyterians ("ECO"), ECO has agreed to assume ecclesiastical authority over your congregation per the statement below.

We agree to assume such authority immediately upon: Pending dismissal from your former presbytery  
Your application was accepted on: 29-Jan-2023  
Transferring from: Carlisle Presbytery, PC(USA)

Please note, for any pastors transferring into ECO, there are separate Pastor Acceptance Letters that are issued by our presbytery for each pastor transferring in.

As soon as your membership is effective, we will send your membership agreement and other important documents. For churches that are pending dismissal, please keep us informed on the details of your dismissal process so that we will know the effective date of your membership in ECO. Also, please send us your official dismissal/release letter as soon as you can.

Feel free to contact the ECO office ([records@eco-pres.org](mailto:records@eco-pres.org)) if you have any questions so we can make your transition as smooth as possible. As you are aware, ECO seeks to build flourishing churches that make disciples of Jesus Christ. We are delighted to have you join us in this mission.

We will be praying for you and hope that you, too, will keep ECO and our Presbytery in your prayers as we continue to grow and stay focused on our God-given mission.

In Christ,  
John Bard  
Stated Clerk  
Heritage Presbytery

## APPENDIX 4

### WARFORDSBURG PRESBYTERIAN CHURCH BALANCE SHEET As of December 31, 2022

#### ASSETS

##### Current Assets

##### Checking

Truist Checking Acct	\$ 83,296.61
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Fund Checking (ie. Memorial, Yth, PW, Dea, etc.)	30,836.00
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Total Checking/Savings	\$114,132.61
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##### Other Assets

Market Analysis of Property as of January 22, 2023 <sup>1</sup>	\$265,000.00
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TOTAL ASSETS	\$379,132.61
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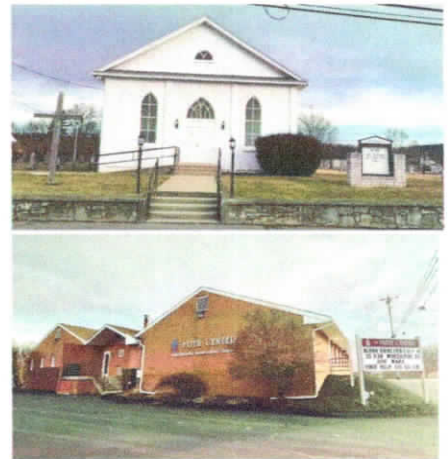
#### LIABILITIES & EQUITY

WPC has no other equity/saving accounts nor outstanding liabilities





## Comparative Market Analysis



Researched and prepared by  
Jewel Palmer

Prepared exclusively for  
**PRESBYTERIAN CHURCH AND  
FAITH CENTER**

Subject Property

12941 BUCK VALLEY RD  
WARFORDSBURG, PA 17267



**Jewel Palmer**

Palmer Realty  
201 S. 2nd St  
MC CONNELLSBURG, PA 17233  
(717) 377-2940  
jewelpalmer@comcast.net  
www.jewelpalmer.com

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This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.

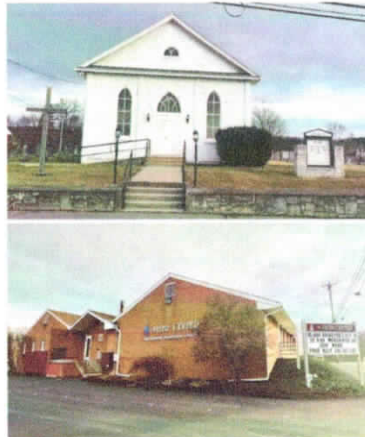


**Jewel Palmer**  
Palmer Realty  
Owner/Broker  
Cell: (717) 377-2940  
Fax: (717) 485-5000



## Subject Property

12941 BUCK VALLEY RD  
WARFORDSBURG, PA 17267



### Location

County: **FULTON**  
MLS Area: **BETHEL TWP**  
School District: **SOUTHERN FULTON**  
Subdivision: **NONE**

### Lot

Acres: **0.7**

### Building

Style: **CHURCH 2 STORY / BLDG  
BRICK 1 LEVEL**

Year Built: **CHURCH 1955 / BLDG 2010**  
Above Grade Fin SQFT: **CH 1887 / B 6,762**  
Below Grade Fin SQFT: **CH 876**

### Listing and Selling Information

**Days on Market / Taxes**

MLS #:



**Jewel Palmer**  
Palmer Realty  
Owner/Broker  
Cell: (717) 377-2940  
Fax: (717) 485-5000



Sunday, January

## Pricing Recommendation

### General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

### Market Statistics...

#### Closed Price Statistics

Average Price:	\$241,700
High Price:	\$291,600
Median Price:	\$254,300
Low Price:	\$180,900

#### Closed Price Per Sq. Ft. Statistics

Average Price/Sq Ft:	\$0
High Price/Sq Ft:	\$0
Median Price/Sq Ft:	\$0
Low Price/Sq Ft:	\$0

Figures are based on closed price after adjustments, and rounded to the nearest \$100.

### Summary...

**AFTER LOOKING AT NUMEROUS COMPARABLE PROPERTIES AND MAKING ADJUSTMENTS ACCORDINGLY, IT IS MY PROFESSIONAL OPINION THAT THE FAIR MARKET VALUE OF THIS PROPERTY IS \$265,000**

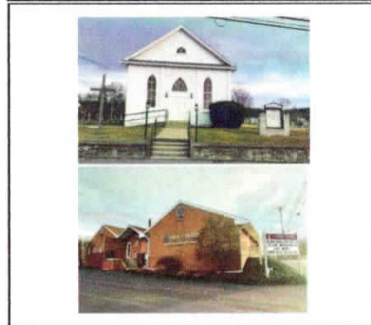
**Notwithstanding any language to the contrary contained herein, this Competitive Market Analysis is NOT an appraisal of the market value for property and is not intended to be used for any legal purpose including approval of a mortgage loan, modification of a mortgage loan, divorce/property separation, estate settlement, bankruptcy proceedings or any other purpose where real estate value is needed. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.**



## CMA Price Adjustments

Monday, January 23, 2023

This page outlines the subject property versus comparables properties.



### Subject Property

**12941 BUCK VALLEY RD**

MLS#

Status

Prop Type

City

Sch District

Subdiv/Neigh

Ownership

Style

Structure Type

Year Built

Taxes/Tax Yr

Assessed Val

List Date

Closed Date

DOM/CDOM

List Price

Closed Price

Concessions

Abv Grd FinSF

Blw Grd FinSF

\$/SqFt

Acres

Beds

Baths

Bsmnt Type

Garage Spcs

Parking

Fireplaces

Cooling

Heating

Water

Sewer

Waterfront

Pool

### Details

**11402-11404 Tedrick Dr**

MDWA168460

Closed

Commercial Sale

Big Pool

Washington County Public School

Fee Simple

1920

\$5,655 / 2020

\$533,500

10/09/2019

03/29/2021

402/402

\$249,000

\$157,777

\$0

0

0

\$25.67

1.180

0

0

0

0

0

0

Central A/C, Window Unit(s)

Baseboard - Hot Water, Forced Ai

Well

Community Septic Tank, Private S

No

### Adjust

### Details

**12301 Pleasant Ridge Rd**

PAFU102132

Closed

Commercial Sale

Harrisonville

Central Fulton

Fee Simple

1968

\$3,185 / 2017

\$71,100

01/02/2019

07/15/2019

30/30

\$149,900

\$92,000

\$0

0

0

\$29.49

1.920

0

0

0

0

0

0

Window Unit(s)

Forced Air

Well, Well-Shared

On Site Septic

No

### Adjust

Price

\$157,777

\$92,000

Total Adjustments

\$96,570

\$110,450





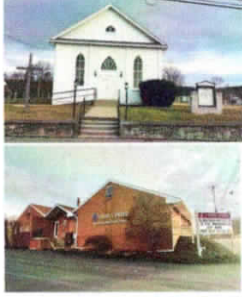


**Jewel Palmer**  
Palmer Realty  
Owner/Broker  
Cell: (717) 377-2940  
Fax: (717) 485-5000



## CMA Price Adjustments

Monday, January 23, 2023

This page outlines the subject property versus comparables properties.

					
<b>Subject Property</b>		<b>Details</b>	<b>Adjust</b>	<b>Details</b>	<b>Adjust</b>
<b>12941 BUCK VALLEY RD</b>		<b>20 N Park Ave</b>		<b>601 N. High St</b>	
MLS#		PAFL2000486		WVBE172636	
Status		Closed		Closed	
Prop Type		Commercial Sale		Commercial Sale	
City		Mercersburg		Martinsburg	
Sch District		Tuscarora		Berkeley County Schools	
Subdiv/Neigh		NONE AVAILABLE			
Ownership		Fee Simple		Fee Simple	
Style		CHURCH 2 STORY / BLDG			
Structure Type		CHURCH 1955 / BLDG 20		1906	
Year Built		1930		\$5,544 / 2019	
Taxes/Tax Yr		\$0 / 2021		\$180,660	
Assessed Val		\$0		\$261,000	
List Date		07/06/2021		11/10/2019	
Closed Date		03/30/2022		02/05/2020	
DOM/CDOM		220/220		23/23	
List Price		\$224,900		\$250,000	
Closed Price		\$175,000		\$261,000	
Concessions		\$0		\$0	
Abv Grd FinSF		CHURCH 1887 / BLDG 6,7	101,550	0	-84,090
Blw Grd FinSF		CHURCH 876		0	
\$/SqFt		\$28.50		\$32.92	
Acres		0.430	2,700	0.300	4,000
Beds		0		0	
Baths		0		0	
Bsmnt Type					
Garage Spcs		0		0	
Parking		Private			
Fireplaces		0		0	
Cooling		Heat Pump(s)		Central A/C	
Heating		Forced Air		Baseboard - Electric, Forced Air	
Water		Public		Public	
Sewer		Public Sewer		Public Sewer	
Waterfront		No		No	
Pool					
Price		\$175,000		\$261,000	
Total Adjustments		\$104,250		\$-80,090	



**Jewel Palmer**  
Palmer Realty  
Owner/Broker  
Cell: (717) 377-2940  
Fax: (717) 485-5000



Monday, January 13, 2020

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



### Subject Property

**12941 BUCK VALLEY RD**

MLS#

Status

Prop Type

City

Sch District

Subdiv/Neigh

Ownership

Style

Structure Type

Year Built

Taxes/Tax Yr

Assessed Val

List Date

Closed Date

DOM/CDOM

List Price

Closed Price

Concessions

Abv Grd FinSF

Blw Grd FinSF

\$/SqFt

Acres

Beds

Baths

Bsmnt Type

Garage Spcs

Parking

Fireplaces

Cooling

Heating

Water

Sewer

Waterfront

Pool

WARFORDSBURG  
SOUTHERN FULTON  
NONE  
CHURCH 2 STORY / BLDG

CHURCH 1955 / BLDG 20  
\$0.00  
\$0  
--/  
\$0

CHURCH 1887 / BLDG 6,7  
CHURCH 876

0.7

/

### Details

**954 Lincoln Way West**

PAFU104388

Closed

Commercial Sale

Mc Connellsburg

Central Fulton

Fee Simple

1970  
\$4,319 / 2019  
\$94,240  
01/02/2020  
04/01/2020  
68/68  
\$139,900  
\$95,000

0

0

\$36.16

1.730

0

0

0

0

Central A/C

Heat Pump(s)

Well

On Site Septic

No

### Adjust

206,940

-10,300

Price

\$95,000

Total Adjustments

\$106,640



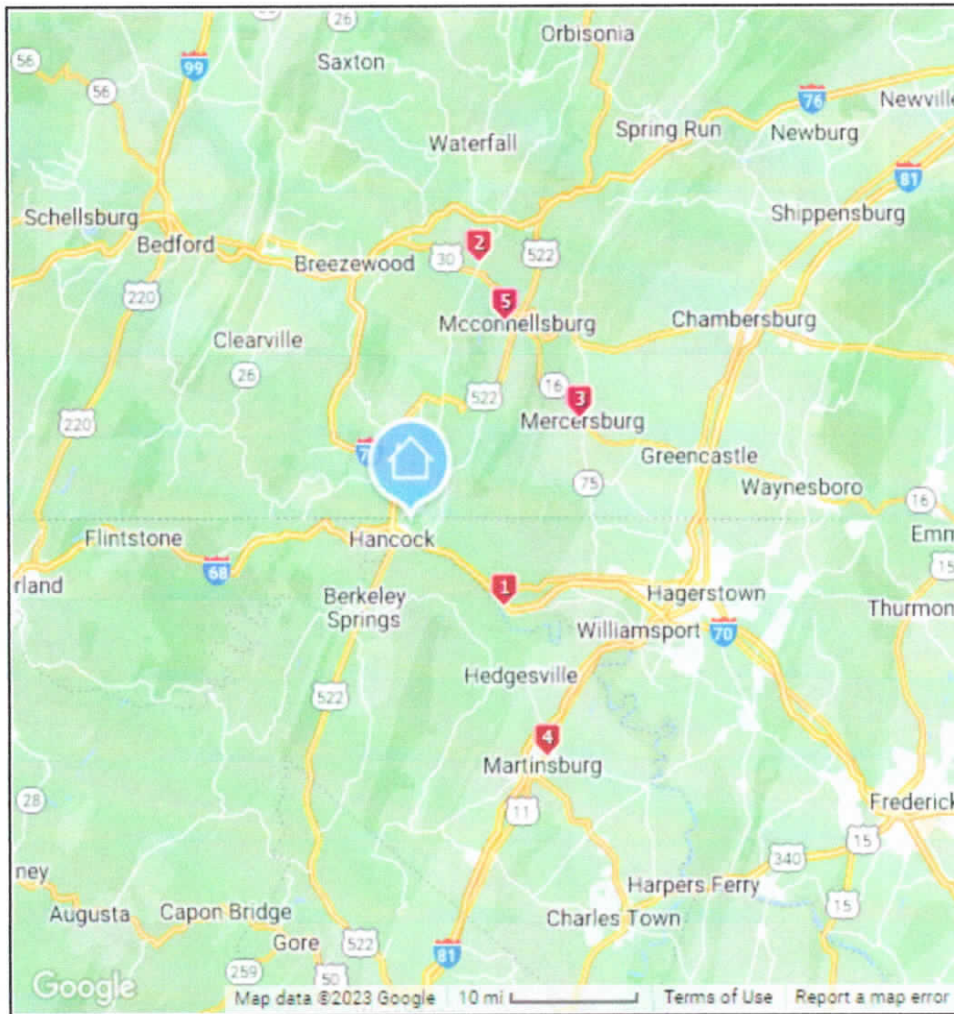
**Jewel Palmer**  
Palmer Realty  
Owner/Broker  
Cell: (717) 377-2940  
Fax: (717) 485-5000



Monday, January 23, 20

## CMA Map





This page displays the Map for the CMA Subject and your comparables.



12941 BUCK VALLEY RD

- 1 11402-11404 Tedrick Dr
- 2 12301 Pleasant Ridge Rd
- 3 20 N Park Ave
- 4 601 N. High St
- 5 954 Lincoln Way West



<b>11402-11404 Tedrick Dr, Big Pool, MD 21711</b>		<b>Closed   03/29/21</b>	<b>Commercial Sale</b>	<b>\$157,777</b>
   	MLS #:	MDWA168460	Type:	Special Purpose
	Available SqFt:	6,100.00	Ownership Interest:	Fee Simple
	Price / Sq Ft:	25.67	Lot Acres / SQFT:	1.18a / 51401sf /
	Business Use:	Religious Facility, School		Assessor
	Tax ID #:	2215013885		
	County:	Washington, MD		
	Year Built:	1920		

#### Taxes, Assessment, Fees

Tax Annual Amt / Year: \$5,655 / 2020  
Tax Assessed Value: \$533,500 / 2020  
Land Assessed Value: \$71,800

#### Association / Community Info

HOA: No

#### Building Info

Building Total SQFT: 6,146 / Assessor

#### Features

Interior Features: Accessibility Features: None  
Parking: 0 Truck Trailer Spaces; 30 Car Parking Spaces  
Utilities: Central A/C, Window Unit(s); Cooling Fuel: Electric; Heating: Baseboard - Hot Water, Forced Air; Heating Fuel: Oil; Hot Water: Electric; Water Source: Well; Sewer: Community Septic Tank, Private Septic Tank

#### Remarks

Agent: See documents.  
Public: Church & parsonage exceptional value for the price. Located just off I-70 at the border with WV, this property offers a large sanctuary with pew seating, classroom/office/meeting space, hall, & kitchen. Parking in front and rear. The church complex has the space and configuration to be used for education. Parsonage is an expanded two-story brick rancher with unfinished basement, fireplace, two full bathrooms, hardwood floors.

#### Listing Office

Listing Agent: [Stephen Ferrandi](#) (51411) Lic# Unknown (855) 204-2400  
Listing Office: [PraiseBuildings Religious Property](#) (PBRG1) (Lic# Unknown)

#### Compensation

Buyer Agency Comp: 2% Of Gross  
Sub Agency Comp: 2% Of Gross

#### Listing Details

Original Price: \$459,000 Previous List Price: \$459,000 DOM / CDOM: 402 / 402  
Listing Agrmnt Type: Exclusive Right Sale Type: Standard Listing Terms: As is Condition, Registration Required  
Listing Term Begins: 10/09/2019  
Inclusions: Contents of church convey. Property is a rare opportunity for a congregation to own a church and parsonage -- fully equipped -- for a fraction of the cost to build or rent. Owner Name: Balt-Wash United Methodist Conference  
Exclusions: Contents of parsonage.

#### Sale/Lease Contract

Selling Agent: [Non Member](#) (12345) (Lic# Unknown)  
Selling Office: [Non Subscribing Office](#) (NON1) (Lic# Unknown)  
Concessions: No  
Agreement of Sale Dt: 03/01/21 Close Date: 03/29/21  
Close Price: \$157,777.00  
Buyer Financing: Cash

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01:45 PM





12301 Pleasant Ridge Rd, Harrisonville, PA 17228

Closed | 07/15/19

Commercial Sale

\$92,000



MLS #: PAFU102132  
 Available SqFt: 3,120.00  
 Price / Sq Ft: 29.49  
 Business Use: Recreation  
 Tax ID #: 06-12-006A-000  
 County: Fulton, PA  
 MLS Area: Licking Creek Twp - Fulton County (14606)  
 Year Built: 1968  
 Property Condition: Very Good

Type: Other  
 Ownership Interest: Fee Simple  
 Lot Acres / SQFT: 1.92a / 83635sf / Assessor

**Taxes, Assessment, Fees****Association / Community Info**

Tax Annual Amt / Year: \$3,185 / 2017  
 Tax Assessed Value: \$71,100 / 2017  
 Land Assessed Value: \$5,588

HOA: No

**Commercial Sale Information**

Possible Use: Church, Commercial, Day Care, Distribution, Financial, Flex Space, Florist/Nursery, Food & Beverage, Food Market, Funeral Home, Investment, Medical/Dental, Mini-Storage, Multi-Family, Office, Other, Printing, Professional Service, Recreational, Residential, Restaurant, Retail, School, Senior Assisted/DayCare, Special Purpose, Wholesale

**Building Info**

Building Total SQFT: 3,120 / Assessor

**Features**

Interior Features: Accessibility Features: Grab Bars Mod, Ramp - Main Level, Wheelchair Mod  
 Utilities: Window Unit(s); Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Coal; Hot Water: Electric; Water Source: Well, Well-Shared; Sewer: On Site Septic

**Remarks**

Agent: This property will be offered for sale by a court ordered auction on Wednesday, January 30, 2019 @ 3pm. All realtors must register their potential buyers on a 2-page auction form prior to any showing & at least 48hrs prior to auction. NO EXCEPTIONS. List price in no way represents minimum, starting, or acceptable bid. It is used only as a guide to find the home. NO SUNDAY SHOWINGS!  
 Public: This property will be offered for sale by a court ordered auction on Wednesday, January 30, 2019 @ 3pm; MULTI-PURPOSE EVENT BUILDING & CHURCH! UNLIMITED POTENTIAL IN THIS RURAL GEM! Well-maintained 3,120 square foot Church Building w/sanctuary, 5 classrooms/offices, & restrooms! Adjacent 50x53 Multi-Purpose Event Building built approx. 2007 fully equipped with kitchen/serving area & large open area customizable for your needs & outside play equipment! Plenty of parking at both facilities! Buildings are in great condition & offer unlimited possibilities as a banquet/event center, retreat/recreation center, daycare, professional office, retail/business service, food service, medical profession, & more! Situated on 1.92+-acres close to Licking Creek. OPEN HOUSES: SAT., JANUARY 19 & 26, 2018: 1-2PM List price in no way represents minimum, starting, or acceptable bid. It is used only as a guide to find the home. NO SUNDAY SHOWINGS!

**Listing Office**

Listing Agent: [Matt Hurley](#) (66000) Lic# RM421467 (717) 597-9100  
 Listing Office: [Legacy Realty, Inc.](#) (LGCY1) (Lic# Unknown)

**Compensation**

Buyer Agency Comp: 2% Of Gross  
 Transaction Broker: \$0  
 Sub Agency Comp: \$0

**Auction Information**

Auction Date: 01/30/2019 - 01/30/2019  
 Auction Time: 3:00 pm  
 Auction Type: Subject To Seller Confirmation

**Listing Details**

Original Price: \$149,900  
 Listing Agrmnt Type: Exclusive Right  
 Listing Term Begins: 01/02/2019  
 Sale Type: Auction, Standard  
 DOM / CDOM: 30 / 30  
 Listing Terms: As is Condition  
 Owner Name: call office

**Sale/Lease Contract**

Selling Agent: [Matt Hurley](#) (66000) (Lic# Unknown)  
 Selling Office: [Legacy Realty, Inc.](#) (LGCY1) (Lic# Unknown)  
 Concessions: No  
 Agreement of Sale Dt: 01/30/19  
 Close Sale Type: Auction  
 Buyer Financing: Cash  
 Close Date: 07/15/19  
 Close Price: \$92,000.00

**20 N Park Ave, Mercersburg, PA 17236****Closed | 03/30/22****Commercial Sale****\$175,000**

MLS #:	PAFL2000486	Type:	Special Purpose
Available SqFt:	6,140.00	Unit Entry Floor:	1
Price / Sq Ft:	28.50	Ownership Interest:	Fee Simple
Business Use:	Other, Professional, Religious Facility	Lot Acres / SQFT:	0.43a / 18620sf / Estimated
Tax ID #:	14-3A27.-004.-000000		
County:	Franklin, PA		
MLS Area:	Mercersburg Boro - Franklin County (14514)		
Year Built:	1930		
Property Condition:	Good		

**Taxes, Assessment, Fees****Association / Community Info**

Tax Annual Amt / Year: 2021

HOA:

No

**Building Info**

Building Total SQFT: 6,140 / Estimated

Flooring Type:

Carpet, Ceramic Tile, Concrete, Wood

**Features**

Interior Features:	Accessibility Features: 36"+ wide Halls; Surveillance System
Parking:	0 Truck Trailer Spaces; 40 Car Parking Spaces
Utilities:	Electric Available, Natural Gas Available, Sewer Available, Water Available; Heat Pump(s); Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

**Remarks**

Agent: Property is being sold "AS IS"

Public: Welcome to 20 N Park Ave located in the Borough of Mercersburg, Pa. This all brick and partial siding 6000+ Sq. Ft. multi use facility is currently a church youth center and is zoned commercial church use but could be used for so much more. The architectural shingle roof was installed in 2012 on all sections of the building, so no need to worry about that. New HVAC systems including heat pumps, gas furnaces, indoor air handlers and ductwork were installed in both sections of the buildings in 2010. New water heater in 2015. In 2012 the kitchen, fellowship/family room was completely remodeled and features quarry tile flooring, an exposed brick wall, new appliances and lighting. Off the kitchen is a separate office. Rounding out the main level you only need to open the swinging door off the kitchen to be invited into the completely remodeled 1,964 sq. ft. sanctuary area featuring new drop ceiling, HVAC, lighting, paint, insulation and entrance foyer. In all the upper level alone boast roughly 3,264 finished sq. ft. The partially finished lower level features and outside entrance and boast 11 rooms including an 1,145 sq. ft. unfinished great room featuring a new main beam and supports that is just waiting for your finishing touches. Most of the rooms have been remodeled/updated to some extent but are in need of finishing touches. Dual restrooms featuring ceramic tiled floors and walls are located on the lower level with one featuring a shower stall. The lower level also houses the HVAC systems, water heater, sump pump which was replaced in 2019 and the 200 amp electric service and sub panel. This facility just needs your imagination to take it to the next level as the main items such as the roof and HVAC are already taken care of. The property is owned by the Assembly of God of St. Thomas Church and is being sold "AS IS." The property is priced to sell so come check it out and make it yours.

**Listing Office**

Listing Agent: [Arnold Barbour](#) (3252042) Lic# Unknown (717) 816-2702

Listing Office: [JAK Real Estate](#) (JAKR1) (Lic# RB069146)

Co-Listing Agent: [Phedra Barbour](#) (3252036) (Lic# Unknown)

**Compensation**

Buyer Agency Comp: 2.5% Of Gross

Transaction Broker: 1% Of Gross

Sub Agency Comp: 1% Of Gross

**Listing Details**

Original Price:	\$229,900	Previous List Price:	\$229,900	DOM / CDOM:	220 / 220
Listing Agrmnt Type:	Exclusive Right	Sale Type:	Standard	Listing Terms:	As is Condition
Listing Term Begins:	07/06/2021			Owner Name:	Assembly of God of St. Thomas
Inclusions:	Gas Range, Dishwasher, Refrigerator, Furnishings			Other Equipment:	Negotiable
Exclusions:	Electronics				

**Sale/Lease Contract**

Selling Agent:	<a href="#">Troy Garman</a> (83080) (Lic# Unknown)		
Selling Office:	<a href="#">RE/MAX Realty Agency, Inc.</a> (RRAI1) (Lic# RB048081C)		
Concessions:	No		
Agreement of Sale Dt:	02/10/22	Close Date:	03/30/22
		Close Price:	\$175,000.00
Buyer Financing:	Cash		



**601 N. High St, Martinsburg, WV 25404****Closed | 02/05/20****Commercial Sale****\$261,000**

MLS #:	WVBE172636	Type:	Mixed Use
Available SqFt:	7,928.00	Ownership Interest:	Fee Simple
Price / Sq Ft:	32.92	Lot Acres / SQFT:	0.3a / 13108sf /
Business Use:	Religious Facility		Estimated
Tax ID #:	0611020100000000	Lot Size Dimensions:	113 x 116
County:	Berkeley, WV		
Year Built:	1906		

**Taxes, Assessment, Fees****Association / Community Info**

Tax Annual Amt / Year:	\$5,544 / 2019	HOA:	No
Tax Assessed Value:	\$180,660 / 2019		
Land Assessed Value:	\$15,180		

**Commercial Sale Information**

Possible Use: Church, Day Care

**Building Info**

Building Total SQFT:	7,928 / Estimated	Flooring Type:	Carpet
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**Features**

Interior Features:	Accessibility Features: 36"+ wide Halls, Ramp - Main Level
Utilities:	Central A/C; Cooling Fuel: Electric; Heating: Baseboard - Electric, Forced Air; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

**Remarks**

Public: Church and Parsonage available for \$250K. Church has 6168 sq.ft. which includes a 2200 sq.ft. Sanctuary as well as an additional 3960 sq ft with a large multipurpose room, full kitchen and 7 other rooms used for offices and class rooms. The parsonage has hardwood floors throughout with 4 bedrooms and 1.5 baths.

**Listing Office**

Listing Agent: [Kathy Shank](#) (128823) Lic# WV0022983 (304) 676-7881  
Listing Office: [ERA Liberty Realty](#) (ELIB5) (Lic# 002085-00)

**Compensation**

Buyer Agency Comp: 3% Of Gross  
Sub Agency Comp: 3% Of Gross

**Listing Details**

Original Price:	\$250,000	Sale Type:	Standard	DOM / CDOM:	23 / 23
Listing Agrmnt Type:	Exclusive Agency			Owner Name:	Cornerstone Bible Church
Listing Term Begins:	11/10/2019				

**Sale/Lease Contract**

Selling Agent:	<a href="#">Carol Hutton</a> (69281) (Lic# Unknown)		
Selling Office:	<a href="#">Hallmark Realty LLC</a> (HLMR1) (Lic# Unknown)		
Concessions:	No		
Agreement of Sale Dt:	11/29/19	Close Date:	02/05/20
Close Sale Type:	Standard Sale	Close Price:	\$261,000.00
Buyer Financing:	Conventional		

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954 Lincoln Way West, Mc Connellsburg, PA  
17233

Closed | 04/01/20

Commercial Sale

\$95,000



MLS #:	PAFU104388	Type:	Office
Available SqFt:	26.00	Ownership Interest:	Fee Simple
Price / Sq Ft:	36.16	Lot Acres / SQFT:	1.73a / 43560sf / Assessor
Business Use:	Religious Facility		
Tax ID #:	10-03-096		
County:	Fulton, PA		
MLS Area:	Todd Twp - Fulton County (14610)		
Year Built:	1970		

#### Taxes, Assessment, Fees

#### Association / Community Info

Tax Annual Amt / Year \$4,319 / 2019  
Tax Assessed Value: \$94,240

HOA: No

#### Building Info

Building Total SQFT: 2,627 / Assessor

#### Features

Interior Features:	Accessibility Features: None
Parking:	0 Truck Trailer Spaces; 20 Car Parking Spaces
Utilities:	Central A/C; Cooling Fuel: Electric; Heating: Heat Pump(s); Heating Fuel: Electric; Hot Water: Electric; Water Source: Well; Sewer: On Site Septic

#### Remarks

Public: Very well maintained commercial building on a beautiful lot overlooking McConnellsburg. Good for small business. 2 bathrooms, conference room 15x11 ceramic tile and large open room 27x12 carpet. Open area 12x27, ceramic tile. Paved driveway and large parking area with handicap parking. Two driveway entrances. Interior remodeled 3 years ago. Very nice updates. Folding chairs are excluded from the sale of property

#### Listing Office

Listing Agent: [Wanda Sipes](#) (55782) Lic# RS195543L (717) 377-2954  
Listing Office: [Palmer Realty](#) (PLMR3) (Lic# SB065537)

#### Compensation

Buyer Agency Comp: 3% Of Gross  
Transaction Broker: 0% Of Gross  
Sub Agency Comp: 0% Of Gross

#### Listing Details

Original Price:	\$139,900	Sale Type:	Standard	DOM / CDOM:	68 / 68
Listing Agrmnt Type:	Exclusive Right				
Listing Term Begins:	01/02/2020				

#### Sale/Lease Contract

Selling Agent:	<a href="#">Wanda Sipes</a> (55782) (Lic# Unknown)		
Selling Office:	<a href="#">Palmer Realty</a> (PLMR3) (Lic# SB065537)		
Concessions:	No		
Agreement of Sale Dt:	03/09/20	Close Date:	04/01/20
		Close Price:	\$95,000.00
Buyer Financing:	Cash		

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03-13-037--000/01  
Residential Land - Exempt

WARFORDSBURG PRESBYTERIAN, CHURCH

REV DR K D JOHNSON  
P O BOX 78  
WARFORDSBURG

PA 17267

MISCELLANEOUS BUILDINGS INFORMATION:

DE	DESC.	SIZE	STY	SQFT	AGE/COND	PRICE	FACTOR	VALUE
----	-------	------	-----	------	----------	-------	--------	-------

PROPERTY RECORD CARD: FULTON COUNTY  
(Page 2) As Of 01/18/2023  
Neighborhood: 300 - BETHEL TWP  
Zoning.....: -  
Township.....: 03 - BETHEL TWP

TOTAL OUTBUILDING VALUE:

0

Depth:	Total Lot SqFt:	
	(Actual Frontage: )	
	Perc:	

FAIR MARKET LAND VALUE

ACRES	BASERATE	INDX	SLOPE	PROD	\$/ACRE	VALUE
-------	----------	------	-------	------	---------	-------

.00						0
						0

AGRICULTURAL USE LAND VALUE

BASERATE	PRODUCTIVITY	\$/ACRE	VALUE
----------	--------------	---------	-------

acres Ineligible)	Adjustments	0
CLEAN AND GREEN LAND TOTAL		
led? NO	Ag Sec Area:	Avg Slope: %

General Remarks:  
03/01/17 02/23/15 WORSHIP BUILDING ADDED MRS





33-13-037...-000  
Residential Land - Exempt  
BUCK VALLEY ROAD

WARFORDSBURG PRESBYTERIAN, CHURCH  
REV DR K D JOHNSON  
P O BOX 78  
WARFORDSBURG PA 17267

PROPERTY RECORD CARD: FULTON COUNTY  
(Page 2) As Of 01/18/2023  
Neighborhood: 300 - BETHEL TWP  
Zoning.....: -  
Township.....: 03 - BETHEL TWP

MISCELLANEOUS BUILDINGS INFORMATION:

DESC.	SIZE	STY	SQFT	AGE/COND	PRICE	FACTOR	VALUE
14 x 24 x 1	336	1950 P	.50	.000			0



TOTAL OUTBUILDING VALUE:

0

Depth:	Total Lot SqFt:	30492
	(Actual Frontage:	)
	Perc:	
FAIR MARKET LAND VALUE		
ACRES BASERATE	INDX SLOPE	PROD \$/ACRE
30492	.200	.200
		6098

Adjustments	0
FAIR MARKET LAND TOTAL	6100

AGRICULTURAL USE LAND VALUE

BASERATE PRODUCTIVITY	\$/ACRE	VALUE
-----------------------	---------	-------

General Remarks:  
03/01/17 SUNDAY SCHOOL ROOMS  
03/01/17 NO LIVING QUARTERS  
03/01/17 02/23/15 WORSHIP HOUSE ADDED MRS

177.-000

RX

CTL:00024067

3 Nhd: 300  
of

WARFORDSBURG PRESBYTERIAN, CHURCH

REV DR K D JOHNSON

P O BOX 78

WARFORDSBURG PA 17267

LOC: 12941 BUCK VALLEY ROAD

PROPERTY RECORD CARD: FULTON COUNTY

Fair Market

Land - 6100

Imprv - 238860

Total - 244960

Assessed - 244960

Clean & Green: NO

L -

I -

T -

A -

RESIDENTIAL INFORMATION:

Property Type..... RX ( 101 )  
Year Built..... 1955  
Remodeled.....  
Effective Age..... 1955 ( 2 )  
Condition ( I vs E ) ( )  
QUALITY GRADE..... C+10  
Perm Stair Attic..

SQFT

Living A. 1887

Open/LA..

Unfin Liv

Lower LA.

Fin Bsmt.

Basement. 876

Gar Bsmt.

SQFT

EPrch

Porch 144

Garag

Carpt

Deck.

Slab.

Obldg

( % complete)

FINAL RESIDENTIAL VALUE... = 46552

OUTBUILDING VALUE..... = 0

Other Residential ( 1 ) = 192310

Other Commercial ( ) =

Adjustments..... =

TOTAL IMPROVEMENT VALUE... = 238860

FACTORS:

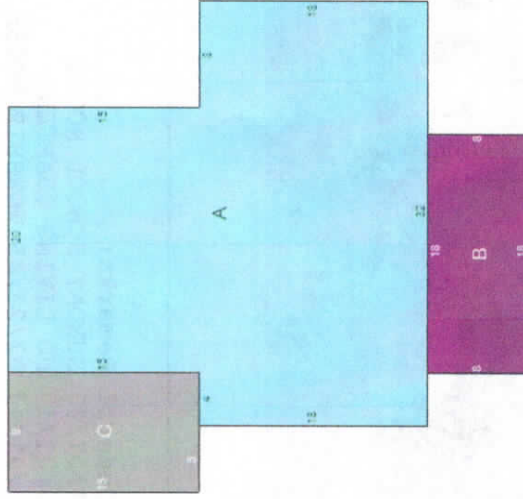
FM LAND	FM IMPRV	FM TOTAL	-- ST	CG LAND	CG IMPRV	CG TOTAL
6100	238860	244960				
6100	238860	244960				
6100	46550	52650				
1525	11638	13163	0	0	0	

ASSESSED VALUE HISTORY:

SALES HISTORY:

(BUYER)	INSTRUMENT	DATE	PRICE	ST AN
Purchase - Code:	Multiple:	Adj Price:		
RG PRESBYTERIAN, CHURCH	0070-00428	10/09/1965	7900	

Code (Label)  
A Two Stories Ovr Bsmt  
P (P)  
B Open Porch  
C (CSTV)  
One Story



Fulton County  
09-13-037.-000  
As of: 02/23/2017  
00024067.png



Deed No. 526 ✓

Franklin Glen Yonker  
by Administrators

TO

Delmar Mellott, Ralph Golden  
and Lynn H. Palmer, Trustees of the  
Warfordsburg Presbyterian Church,  
their successors in office and their  
assigns, in trust for the use and  
benefit of the Warfordsburg Presbyterian  
Church.

Location - Bethel Township  
Consideration - \$7,900.00  
Federal Stamps - \$8.80  
Pa. Realty Tax - \$79.00  
So. Fulton School District - \$79.00

THIS INDENTURE,  
MADE THE 9th day of October in the year of our Lord  
one thousand nine hundred and sixty-five  
BETWEEN W. D. RANCK AND HAROLD E. WINTERS, ADMINISTRATORS  
of the Estate of Franklin Glen Yonker, Grantors,  
AND DELMAR MELLOTT, RALPH GOLDEN AND LYNN H. PALMER,  
Trustees of the Warfordsburg Presbyterian Church, their  
successors in office and their assigns, in trust for  
the use and benefit of the Warfordsburg Presbyterian  
Church, Grantees.  
WHEREAS, the late Franklin Glen Yonker died intestate on  
May 15, 1965.  
WHEREAS, W. D. Ranck and Harold E. Winters were duly  
appointed Administrators of the Estate.  
WHEREAS, it became necessary for the proper administration  
of the Estate to sell the real estate of the decedent.  
WHEREAS, after due and proper advertisement in two news-  
papers of Fulton County, once a week for a period of four  
weeks, and by handbills posted upon the premises, the  
property was duly advertised for public sale on August 19,  
1965.

WHEREAS, at the said sale, the best and highest bidders for

the same were the above named Grantees.

WHEREAS, on October 5, 1965, a Petition was presented to the Orphans' Court of Fulton County requesting  
the approval of a Bond for the sale of the said real estate, and on the same date the Bond was filed and  
approved.

NOW THIS INDENTURE WITNESSETH, that the said W. D. Ranck and Harold E. Winters, Administrators of  
the Estate of Franklin Glen Yonker, for and in consideration of the sum of Seventy-nine Hundred (\$7,900.00)  
Dollars lawful money of the United States, to them in hand paid by the said Grantees at and before the  
sealing and delivery hereof, the receipt whereof is hereby acknowledged have granted, bargained, sold,  
aliened, released and confirmed, and by these presents, do grant, bargain, sell, alien, release and confirm  
unto the said Grantees, all that certain parcel of ground situate in Bethel Township, Fulton County,  
Pennsylvania, bounded and described as follows:

BEGINNING at a post on edge of the Public Road adjoining lands of Bernard Truax; thence in the center  
of said road, S 7° 30 minutes W 8 perches to a point in the center of the road; thence along the lands of  
the Presbyterian Church, S 81° 30 minutes E 14.1 perches to a post; thence along lands of the Southern  
Fulton County School Authority, N 7° 30 minutes E 8 perches to an iron pin; thence along lands of Bernard  
Truax, N 81° 30 minutes W 14.1 perches to a post, the place of beginning.

CONTAINING 112.8 perches.

BEING the same land conveyed by Eliza Ann Yonker, to F. Glen Yonker by Deed dated May 10th, 1960,  
and recorded in Fulton County Deed Book 66, page 125

THIS DOCUMENT DOES SELL, CONVEY AND INCLUDE THE TITLE TO THE COAL AND THE RIGHT OF SUPPORT UNDERNEATH  
THE SURFACE LAND DESCRIBED HEREIN. THE FOLLOWING STATEMENT CONCERNING COAL RIGHTS IS INSERTED FOR THE  
PURPOSE OF COMPLYING WITH THE ACT OF 1957, JULY 17, P. L. 984, SECTION I, AS AMENDED.

"THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND THE 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 HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND."

-1957, July 17, P. L. 984, Sec. 1.

TOGETHER with all and singular, the ways, waters, water-courses, rights, liberties, privileges,  
hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the  
reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title,  
interest, use, trust, property, possession, claim and demand whatsoever, in law, equity or otherwise  
howsoever, of, in, to or out of the same:

TO HAVE AND TO HOLD, the said lands, tenements, hereditaments and premises hereby granted and released,  
or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their successors in  
office and assigns, to and for the only proper use and behoof of the said Grantees, their successors in  
office or assigns, forever.

And the said Administrators covenant, promise and agree, to and with the said Grantees, their  
successors in office and assigns, by these presents, that they, the said Administrators have not done,  
committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever  
whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or  
incumbered, in title, charge, estate, or otherwise howsoever.

WITNESS the due execution hereof the day, month and year first above written.

ATTEST:

Secretary

of the Estate of

By

President

WITNESS:

Albert Foster

W. D. Ranck (SEAL)

Harold E. Winters (SEAL)

Admrs. of the Estate of  
Franklin Glen Yonker

State of Pennsylvania } ss.  
County of Fulton }

On this, the 9th day of October, 1965, before me the undersigned officer, personally appeared W. D.  
Ranck and Harold E. Winters, Administrators of the Estate of Franklin Glen Yonker of the State of  
Pennsylvania County of Fulton, known to me (or satisfactorily proven) to be the person described in the  
foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for  
the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mrs. Rebecca C. Foster (NOTARIAL SEAL) (SEAL)  
MRS. REBECCA C. FOSTER, Notary Public  
McConnellsburg, Fulton Co., Pa.  
My Commission expires Oct. 23, 1967.  
Title of Officer.

