

**COMMONWEALTH PROPERTY - CONVEYANCES IN NORTH VERSAILLES TOWNSHIP,
ALLEGHENY COUNTY, AND CITY OF LOCK HAVEN, CLINTON COUNTY**

Act of Jun. 23, 2004, P.L. 439, No. 45

Cl. 85

AN ACT

Authorizing and directing the Department of General Services, with the approval of the Governor, to grant and convey to the Redevelopment Authority of Allegheny County certain lands situate in North Versailles Township, Allegheny County; and authorizing and directing the Department of General Services, with the approval of the Governor, to grant and convey to the Lock Haven University Foundation, a nonprofit corporation, a certain tract of land situate in the City of Lock Haven, Clinton County, in exchange for a certain tract of land situate in the City of Lock Haven, Clinton County.

The General Assembly of the Commonwealth of Pennsylvania hereby enacts as follows:

Section 1. Conveyance in North Versailles Township, Allegheny County.

(a) Authorization.--The Department of General Services, with the approval of the Governor, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to grant and convey to the Redevelopment Authority of Allegheny County certain land, and any improvements thereon, described in subsection (b) for \$400.

(b) Property description.--The property to be conveyed pursuant to this section consists of two tracts of land totaling approximately 0.21 acres more particularly described as follows:

TRACT 1

ALL THAT CERTAIN lot or piece of ground situate in the Township of North Versailles, Allegheny County, and being known as Lot No. 8 in Block 10 in the Plan of Lots called "Crestas" laid out by Horace G. Gallinger as recorded in the Recorder's Office in and for Allegheny County in Plan Book Volume 17, Pages 102 to 104.

CONTAINING 0.10-acres, more or less.

BEING the same tract of land distributed to the Commonwealth of Pennsylvania by a Decree entered in the Estate of Joseph Tomasic, Deceased (OC No.4594-1971) dated October 2, 1972, and recorded in the Recorder's Office in and for Allegheny County in Deed Book Volume 5147, Page 1.

ALSO BEING designated as Block 457-E, Lot 159 in the records of the Deed Registry Office of Allegheny County.

TRACT 2

ALL THAT CERTAIN lot or piece of ground situate in the Township of North Versailles, Allegheny County, and being known as Lot No. 9 in Block 10 in the Plan of Lots called "Crestas" laid out by Horace G. Gallinger as recorded in the Recorder's Office in and for Allegheny County in Plan Book Volume 17, Pages 102 to 104.

CONTAINING 0.11-acres, more or less.

BEING the same tract of land distributed to the Commonwealth of Pennsylvania by a Decree entered in the Estate of Joseph Tomasic, Deceased (OC No.4594-1971) dated October 2, 1972, and recorded in the Recorder's Office in and for Allegheny County in Deed Book Volume 5142, Page 1.

ALSO BEING designated as Block 457-E, Lot 157 in the records of the Deed Registry Office of Allegheny County.

(c) Conditions of conveyance.--The conveyance shall be made under and subject to all lawful and enforceable easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, water, electric, gas or pipeline companies, as well as under and subject to any lawful and enforceable estates or tenancies vested in third persons appearing of record for any portion of the land or improvements erected thereon.

(d) Deed.--The deed of conveyance shall be by quitclaim deed and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(e) Costs and fees.--Costs and fees incidental to this conveyance shall be borne by the grantee.

(f) Alternative disposition.--In the event that this conveyance is not executed within 12 months of the effective date of this act, the property may be disposed of in accordance with section 2406-A of the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929.

Section 2. Conveyance in the City of Lock Haven, Clinton County.

(a) Authorization.--The Department of General Services, with the approval of the Governor, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to grant and convey to the Lock Haven University Foundation certain land as described in subsection (b).

(b) Conveyed property description.--The property to be conveyed pursuant to subsection (a) consists of all that certain piece or parcel of land situate on the campus of Lock Haven University of Pennsylvania of the State System of Higher Education in the City of Lock Haven, Clinton County, Pennsylvania, and more particularly described as follows:

ALL THAT CERTAIN piece or parcel of land situate in the Third Ward of the City of Lock Haven, Clinton County, Pennsylvania, bounded and described in accordance with a plat of survey prepared by H. Richard Ohl, Registered Professional Surveyor No. 7084-E, Woolrich, Pennsylvania, dated January 14, 1987, as follows:

BEGINNING at an iron pin at the southwest corner of Fourth Street (60 feet wide) and Mary's Alley (16 feet wide); thence through land of Consolidated Rail Corporation (formerly Penn Central Transportation Company), known as the Main Line Harrisburg-Buffalo and identified as Line Code 2314 in the records of the United States Railway Association (extension of Fourth Street southwesterly), South 38 degrees 00 minutes West, a distance of one hundred eighty-one and 4/10 (181.4) feet to an iron pipe, which is 26 feet northeasterly by radial measurement from the near rail of the existing track of railroad of said Consolidated Rail Corporation; thence North 43 degrees 43

minutes West, a distance of one hundred ninety-five and 4/10 (195.4) feet to an iron pipe, which is 26 feet northeasterly by radial measurement from said near rail; thence North 40 degrees 02 minutes West, a distance of one hundred ninety-six and 5/10 (196.5) feet to an iron pipe, which is 26 feet northeasterly by radial measurement from said near rail; thence North 36 degrees 06 minutes West, a distance of one hundred seventy-three and 44/100 (173.44) feet to an iron pipe which is 26 feet northeasterly by radial measurement from said near rail; thence across Fifth Street and lands now or late of Richard Hanna, Jr., South 52 degrees 00 minutes East, a distance of five hundred five (505) feet to an iron pipe; thence by land now or late of Richard Hanna, Jr., North 38 degrees 00 minutes East, a distance of sixty-five (65) feet to an iron pipe; thence by the south line of Mary's Alley, South 52 degrees 00 minutes East, a distance of forty-seven and 4/10 (47.4) feet to an iron pipe and place of beginning. Containing 0.915 of an acre.

(c) Receiving property description.--The conveyance authorized by subsection (b) shall be in exchange for the conveyance of property known as 220 North Fairview Street, Lock Haven, Pennsylvania, 17745, by Special Warranty Deed, from the Lock Haven University Foundation to the Commonwealth of Pennsylvania, acting by and through the Department of General Services on behalf of the State System of Higher Education, more particularly described as:

ALL THAT CERTAIN piece or parcel of land situate in the Third Ward of the City of Lock Haven, Clinton County, Pennsylvania, known and designated on a "Plot of a Further Addition to the Town of Lock Haven", laid out by Phillip M. Price, as part of Lot No. 336, bounded and described as follows:

SITUATED on the Northeastwardly side of North Fairview Street at a distance of four hundred thirty-four and 4/10 (434.4) feet Southeastwardly from the Southeastwardly side of Sixth Street. Containing in front on North Fairview Street sixty (60) feet, and extending in depth Northeastwardly between parallel lines at right angles with North Fairview Street one hundred sixty (160) feet. Bounded Southwestwardly by North Fairview Street; Northwestwardly by portion of Lot No. 337 in said Addition, now of Lester Kleckner; Northeastwardly by the remaining portion of said Lot No. 336; and Southeastwardly by a forty (40) foot street, known as Locust Street.

The improvements erected thereon consist of a two (2)-story brick dwelling house and garage.

(d) Conditions of conveyance.--The conveyance authorized by subsection (a) shall be made under and subject to all lawful and enforceable easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, water, electric, gas or pipeline companies, as well as under and subject to any lawful and enforceable estates or tenancies vested in third persons appearing of record for any portion of the land or improvements erected thereon.

(e) Deed.--The deed of conveyance shall be by special warranty deed and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(f) Costs.--Costs and fees incidental to this conveyance shall be borne by the grantee.

Section 3. Effective date.

This act shall take effect immediately.