

CONVEYANCE - COMMONWEALTH PROPERTY IN WYOMING COUNTY

Act of Dec. 13, 1979, P.L. 553, No. 126

Cl. 85

AN ACT

Authorizing the State Armory Board of the Department of Military Affairs and the Department of General Services with the approval of the Governor, to sell and convey to Endicott Johnson Corporation a tract of land, together with the building and structures thereto, in the Borough of Tunkhannock, Wyoming County, Pennsylvania, containing 8.985 acres, more or less.

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

Section 1. The State Armory Board of the Department of Military Affairs having determined in accordance with 51 Pa.C.S. § 1507 (relating to sale of unusable armories and land), that Tunkhannock Armory and the real estate to which it is appurtenant are no longer suitable for military services due to changes in the needs of the military service, it and the Department of General Services with the approval of the Governor, are hereby authorized to sell and convey, by general warranty deed, acting on behalf of the Commonwealth of Pennsylvania, for a consideration of \$115,000, which consideration is hereby determined to be the fair market value of the real estate and structures hereinafter described, to the Endicott Johnson Corporation, a corporation with offices in Endicott, New York, its successors and assigns, the right, title and interest of the Commonwealth in a tract of land, and the armory building known as Tunkhannock Armory, appurtenant thereto, in the Borough of Tunkhannock, Wyoming County, Pennsylvania, containing 8.985 acres, more or less, and described as follows:

All those certain pieces or parcels of land, situate in the Borough of Tunkhannock, County of Wyoming and State of Pennsylvania, and more particularly bound and described, as follows, to wit:

Beginning at an iron pipe monument situate at the intersection of the northeast property line of the property now or formerly of Ida M. Rainey and the northwest property line of West Street, 50 foot wide street, further referenced as being south 31 degrees 0 minutes west, approximately 536 feet from the intersection of the center line of the Susquehanna Avenue and the southeast property line of West Street; thence along said property of Ida M. Rainey, north 60 degrees 0 minutes west 554.05 feet to an iron pipe monument; thence along boundary between Tunkhannock Township and Tunkhannock Borough, north 31 degrees 0 minutes east 482 feet to an iron pipe monument; thence along properties of Charles McKown and Mrs. Stark south 60 degrees 0 minutes east 389.05 feet to an iron pipe monument; thence along properties of Florence Benson and Miss Palmer south 31 degrees 0 minutes west 202 feet to an iron pipe monument;

thence south along property of Miss Palmer south 60 degrees 0 minutes east 165 feet to an iron pipe monument; thence south 31 degrees 0 minutes west 280 feet to an iron pipe monument and point of beginning; containing 5.365 acres, more or less.

The above described tract being the whole, or part of, the site of Tunkhannock Armory.

Being the same premises which the Commonwealth of Pennsylvania, acting by and through the Department of Property and Supplies, by its deed bearing date November 18, 1937, and recorded in the office for recording of deeds in and for Wyoming County, Pennsylvania in Deed Book No. 103, Page 6, granted, conveyed and confirmed unto The General State Authority (first party hereto), its successors and assigns.

Tract No. 2 beginning at a point, said point being the southern corner of the tract of land hereinabove described; thence along the northern side of West Street, south 31 degrees west, 304.05 feet to a point; thence by land of George Place, north 60 degrees west, 554.05 feet to a point on line of land of Howard F. Brunges; thence by land of said Howard F. Brunges, north 31 degrees east, 183.05 feet to a point on line of land of Ray Dimond; thence by land of said Ray Dimond south 60 degrees east 174 feet to a point; thence north 31 degrees east 60.5 feet to a point; thence north 60 degrees west 174 feet to a point on line of land of Howard F. Brunges; thence by land of said Howard F. Brunges, north 31 degrees east 60.5 feet to a point, on line of lands of said tract hereinabove described; thence by said tract hereinabove described south 60 degrees east 554.05 feet to the place of beginning. Containing an area of 3.62 acres.

The above described tract being the whole, or part of, the site of Tunkhannock Armory.

Being the same premises which the Commonwealth of Pennsylvania, acting by and through the Department of Property and Supplies, by its deed bearing date July 11, 1940, and recorded in the office for recording of deeds in and for said Wyoming County in Deed Book No. 106, Page 167, granted, conveyed and confirmed unto The General State Authority (first party hereto), its successors and assigns.

The conveyance shall be made under and subject, nevertheless, to all 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, nevertheless, to any estate or tenancies vested in third persons, whether or not appearing of record, for any portion of the said land or improvements erected thereon.

The conveyance shall also be made under and subject to any reservations set forth in the aforementioned deeds to the Commonwealth.

Section 2. The Deed of Conveyance shall be approved by the Department of Justice and shall be executed by the Adjutant General for the State Armory Board of the Department of Military Affairs and the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

Section 3. All moneys received from the sale of the land and armory herein authorized to be conveyed shall be deposited in the State Treasury Armory Fund.

Section 4. This act shall take effect immediately.