

---

THE GENERAL ASSEMBLY OF PENNSYLVANIA

---

SENATE BILL

No. 795 Session of  
2021

---

INTRODUCED BY DUSH, JUNE 23, 2021

---

REFERRED TO STATE GOVERNMENT, JUNE 23, 2021

---

AN ACT

1 Authorizing the Department of General Services, with the  
2 approval of the Pennsylvania State Police and the Governor,  
3 to grant and convey to Robert Swingle, certain lands and  
4 improvements situate in the Township of Richmond, Tioga  
5 County.

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

8 Section 1. Conveyance in the Township of Richmond, Tioga  
9 County.

10 (a) Authorization for conveyance.--The Department of General  
11 Services, with the approval of the Pennsylvania State Police and  
12 the Governor, is hereby authorized on behalf of the Commonwealth  
13 to grant and convey to Robert Swingle certain lands, together  
14 with any buildings, structures and improvements thereon,  
15 described under subsection (b), for \$12,000.

16 (b) Property description.--The property to be conveyed under  
17 subsection (a) consists of one tract of approximately 4.132-  
18 acres of land and improvements located thereon, bounded and more  
19 particularly bounded and described as follows:

20 ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND in the Township

1 of Richmond, County of Tioga, and Commonwealth of Pennsylvania,  
2 bounded and described as follows:

3 BEGINNING at an iron pipe being the northwest corner of the  
4 hereby conveyed premises; thence North eighty-seven degrees,  
5 thirteen minutes, seven and four tenths seconds (87°13' 7.4")  
6 East, a distance of three hundred feet (300') to an iron pipe;  
7 thence South two degrees, forty-six minutes, fifty-two and six  
8 tenths seconds (2°46' 52.6") East, a distance of six hundred  
9 feet (600'); thence South eighty-seven degrees, thirteen  
10 minutes, seven and four tenths seconds (87°13' 7.4") West, a  
11 distance of three hundred feet (300') to an iron pipe; thence  
12 North two degrees, forty-six minutes, fifty-two and six tenths  
13 seconds (2°46' 52.6") West, a distance of six hundred feet  
14 (600') to the point and place of beginning.

15 CONTAINING four and one hundred thirty-two one-thousandths  
16 (4.132) acres, more or less, and HAVING ERECTED THEREON, a one-  
17 story building.

18 BEING Tax Parcel No. 29-05.00-059.

19 TOGETHER WITH the free and common use, right, liberty and  
20 privilege for the Grantee and its successors and assigns  
21 forever, of a certain eight (8) feet wide right of way across  
22 adjoining lands, as and for a passageway or driveway, extending  
23 from the land herein described to a Township Road, as more  
24 particularly described in the deed dated October 29, 1946 and  
25 recorded November 1, 1946 in the Office of the Recorder of Deeds  
26 of Tioga County at Deed Book Volume 241, Page 523.

27 BEING the same premises The Bell Telephone Company of  
28 Pennsylvania conveyed to the Commonwealth of Pennsylvania by  
29 deed dated May 14, 1962 and recorded June 21, 1962 in Tioga  
30 County in Deed Book Volume 312, Page 706.

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

9 (d) Deed.--The conveyance shall be by Special Warranty Deed  
10 and shall be executed by the Secretary of General Services in  
11 the name of the Commonwealth of Pennsylvania.

12 (e) Covenants, conditions and restrictions.--The Secretary  
13 of General Services may impose any covenants, conditions or  
14 restrictions on the property described under subsection (b) at  
15 settlement as determined to be in the best interests of the  
16 Commonwealth.

17 (f) Alternate disposition.--In the event that the conveyance  
18 authorized herein is not completed within one year after the  
19 effective date of this act, the authority to convey the property  
20 to Robert Swingle, as provided under subsection (a), shall  
21 expire, and the property may be disposed of in accordance with  
22 section 2405-A of the act of April 9, 1929 (P.L.177, No.175),  
23 known as The Administrative Code of 1929.

24 (g) Proceeds.--The proceeds from the sale shall be deposited  
25 into the General Fund.

26 Section 2. Effective date.

27 This act shall take effect immediately.