

Type of Search: Full Search
File Number: 2026-365T
Searcher: Amanda Mizell



The Estates of Wendell R. Benson and Rose M. Benson

Deed Book 344 Page 422

Charleston Township

Tioga County

**Tax Parcel Number: 04/ 04.00/ 013C//000
04/ 04.00/ 085.//000**

Time Period Searched: September 20, 1971 through August 17, 2026

**Assessed Acreage: 9.47 acres (-013C)
98.00 acres (-085)**

Mortgages/Financing Statements:

None

Taxes Returned to Tax Claim:

04/ 04.00/ 013C – 2025 due in the amount of \$613.86

04/ 04.00/ 085 – 2025 due in the amount of \$2,547.67

Contact Tax Collector for 2026

Child Support:

AS OF 2/24/2020, PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES REQUIRES A SOCIAL SECURITY NUMBER TO CHECK FOR CHILD SUPPORT ARREARS. IF YOU REQUIRE THIS CHECKED, PLEASE PROVIDE FULL NAMES AND SOCIAL SECURITY NUMBERS.

Judgments/Liens:

1038-CV-2002 Confession of Judgment in favor of Wendell R. Benson vs. Denna Gee, a/k/a Dena Benson, in the principal amount of \$35,265.00, filed November 19, 2002. – Not Revived.

Right of Ways, Leases, Agreements, etc.:

- Subject to claims of US Route 6 and Kingdom Lane. (-013C)
- Subject to claims of Gas Company Road and Johnson Hill Road. (-085)
- Subject to claims of Catlin Hollow Tributary. (-085)
- Subject to ACT 319, Pennsylvania Farmland and Forest Land Assessment Act "Clean and Green", Application filed by Wendell Benson and Rose Benson, and recorded January 18, 1990 in Tioga County Record Book 2. at Page 69.
 - Amended Application recorded in Tioga County Instrument Number 201603131. (-013C)
 - Breach of Preferential Assessment recorded in Tioga County Instrument Number 201603603.
- Subject to the Right of First Refusal granted by Wendell Benson and Rose Benson to Terry D. Kimball and Teri A. Kimball, by deed dated September 29, 1998 and recorded October 7, 1998 in Tioga County Deed Book 772 Page 984. (-013C)
- Right of Way agreement given by Wendell Benson to Blue Ridge Cable Technologies, Inc., dated September 28, 2023 and recorded October 27, 2023 in Tioga County Instrument No. 202309007.
- Pipeline Easement and Right of Way given by Wendell Benson and Rose Benson to EQT Gathering of Pennsylvania, LLC, dated November 1, 2010 and recorded March 22, 2011 in Tioga County Instrument No. 201103266. (-085)
 - See attached list for Assignments.
- Declaration of Covenant Running with Land, where as the Commonwealth of Pennsylvania acting through the Department of Transportation, intends to issue a Highway Occupancy Permit for S.R. 4035 to EQT Gathering of Pennsylvania, LLC, dated February 14, 2011 and recorded February 25, 2011 in Tioga County Instrument No. 201102281. (-085)
 - Recorded again March 4, 2011 in Instrument No. 201102545.
- Pipeline Right of Way given by Wendell and Rose Benson to East Resources, Inc., dated November 7, 2008 and recorded July 6, 2010 in Tioga County Instrument No. 201007965. (-085)
 - Pennsylvania Realty Transfer Tax, State Tax Payment Imprint Receipt, issued August 2, 2011 and recorded in Instrument No. 201109038.
- Oil and Gas Lease given by Wendell Benson, et ux to Phillips Production Company, dated July 27, 2000 and recorded October 31, 2000 in Tioga County Record Book 740 Page 5780. (-085)
 - See attached list for Assignment
 - Book 762 Page 9873 – Lease Extension Agreement
 - Book 771 Page 1371 – Memorandum
 - 200901307 – Amendment of Oil and Gas Lease
 - 201012397 – Declaration Pooling and Unitization
- Oil and Gas Lease given by Wendell Benson, et ux to Phillips Production Company, dated May 5, 2000 and recorded October 18, 2000 in Tioga County Record Book 740 Page 3710. (-013C)
 - See attached list of Assignment
 - Book 762 Page 9869 – Lease Extension Agreement
 - Book 771 Page 1375 – Memorandum
 - 200901657 – Amendment of Oil and Gas Lease
 - 201012397 – Declaration Pooling and Unitization
- Right of Way given by Wendell and Rose Benson to North Penn Gas Company, dated June 14, 2000 and recorded August 18, 2000 in Tioga County Record Book 739 Page 7998. (-013C)
- Oil and Gas Lease given by Wendell R. and Rose M. Benson to Douglas Exploration, Inc., dated December 3, 1987 and recorded January 25, 1988 in Tioga County Record Book 472 Page 603. (Both)
 - Book 474 Page 562 – Amendment to Oil and Gas Lease

Adverse Conveyances to 04/04.00/085:

None

Adverse Conveyances to 04/04.00/013C:

- 22.46 acres – conveyed by Wendell Benson, widower to Amanda Rubert and Kevin Rubert, dated July 10, 2024 and recorded July 30, 2024 in Tioga County Instrument No. 202405949. (04/04.00/013C/6)
 - Subject to a survey recorded in Tioga County Instrument No. 202007319, 2015006962 and 201502010.
- 13.50 acres – conveyed by Wendell Benson, widower to James T. Mackay and Rosalie C. Mackay, dated April 28, 2021 and recorded April 30, 2021 in Tioga County Instrument No. 202103575. (Part of 04/04.00/013C/4)
 - Subject to a survey recorded in Tioga County Instrument No. 202007319.
- 2.00 acres – conveyed by Wendell Benson and Rose Benson to James T. Mackay and Rosalie C. Mackay, dated September 29, 2015 and recorded September 30, 2015 in Tioga County Instrument No. 201509168. (Part of 04/04.00/013C/4)
 - Subject to a survey recorded in Tioga County Instrument No. 2015006962 and 201502010.
- 11.01 acres – conveyed by Wendell Benson and Rose Benson to Terry D. Kimball and Teri A. Kimball, dated September 29, 1998 and recorded October 7, 1998 in Tioga County Deed Book 722 Page 984. (04/04.00/013C/2 and 04/04.00/013C/2A)
 - Subject to a survey recorded in Tioga County Map Book 1998 at Map No. 195 and 196.
- 11.561 acres – conveyed by Wendell Benson and Rose Benson to Howard Anderson and Pearl Anderson, dated October 27, 1977 and recorded November 10, 1977 in Tioga County Deed Book 380 Page 847. (04/04.00/013C/1)
 - Subject to a survey recorded in Tioga County map File No. 5148.

Buyer Search:

None Provided

Oil, Gas, and Mineral Ownership

Not searched.

Comments/Concerns/Exceptions:

- The current copy of the Assessment Map for parcel 04/04.00/013C has not been updated to reflect most recent subdivisions. Tioga County GIS reflects all subdivisions to this parcel.
- Rose M. Benson died March 19, 2020. Her Estate is filed in Tioga County Register's File No. 5921-0083. No Last Will and Testament was recorded for her.
- Wendell R. Benson died October 22, 2025. His Will and Estate are filed in Tioga County Register's File No. 5925-0329.
- A Power of Attorney appointing Dena Benson as Attorney in Fact for Wendell R. Benson, dated March 11, 2024, was recorded May 30, 2024 in Tioga County Instrument No. 202404111.

*Cornerstone Abstract and Settlement (Cornerstone) will not be responsible for omissions from this summary, as reliance must be made on the contents of the search itself.

This summary is based and relies entirely upon the official dockets, records and record books of the County and Cornerstone hereby disclaims any liability for errors, mistakes or omissions in the docketing and entry of information in those official dockets, records and record books by the County, its officers, employees or agents.

No search has been made for State or Federal Court liens, medical liens, bankruptcies or the Patriot Act, except as may be indexed in the County Records.

While we raise exceptions to oil, gas and minerals, this search does not include oil, gas and mineral title unless otherwise requested.

Accuracy of acreage of the within described premises, discrepancies, conflicts in boundary lines, encroachments is not guaranteed, all of which would require a survey.

ROUTE 6

Location ROUTE 6

Parcel # 04/ 04.00/ 013C/ /000

Control # 00001340

Owner BENSON WENDELL & ROSE

Assessment \$50,790

Appraisal \$50,790

Vision ID 25960

Building Count 1

District CHARLESTON TWP

School Dist WELLSBORO AREA

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2026	\$0	\$50,790	\$50,790
Assessment			
Valuation Year	Improvements	Land	Total
2026	\$0	\$50,790	\$50,790

Owner of Record

Owner BENSON WENDELL & ROSE
Co-Owner C/O DENA BENSON
Address 486 ORE BED ROAD
MANSFIELD, PA 16933

Sale Price \$0
Certificate
Book & Page 0344/0422
Sale Date 09/20/1971

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
BENSON WENDELL & ROSE	\$0		0344/0422	09/20/1971
BENSON WENDELL & ROSE	\$0		0344/0422	09/20/1971
BENSON WENDELL & ROSE	\$0		0344/0422	09/20/1971

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Full Bthrms:	
Half Baths:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Fireplaces	
Extra Openings	
Prefab Fpl(s)	
Attic Type	
Bsmt Type	
Bsmt Garage(s)	
Rec Rm Size	
Unfin Area	
Unhtd Area	
Int vs. Ext	
MH Class	
DH Year Remod	

Building Photo



(https://images.vgsi.com/photos/TiogaPAPhotos/CAMA_CONV_IMGS\JP)

Building Layout

([ParcelSketch.ashx?pid=25960&bid=25960](#))

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 100
Description Residential Vacant Land
Zone
Neighborhood 0400
Green&Clean No
Category

Land Line Valuation

Size (Acres) 9.47
Frontage
Depth
Assessed Value \$50,790
Appraised Value \$50,790
lblndfront

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2026	\$0	\$50,790	\$50,790
2023	\$0	\$43,400	\$43,400
2019	\$0	\$58,560	\$58,560
2018	\$0	\$58,560	\$58,560
2017	\$0	\$58,560	\$58,560

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$0	\$50,790	\$50,790
2023	\$0	\$6,380	\$6,380
2019	\$0	\$7,700	\$7,700
2018	\$0	\$7,700	\$7,700
2017	\$0	\$7,700	\$7,700

562 GAS COMPANY ROAD

Location 562 GAS COMPANY ROAD

Parcel # 04/ 04.00/ 085./ /000

Control # 00001339

Owner BENSON WENDELL & ROSE

Clean & Green Total \$217,990

Appraisal \$398,670

Vision ID 3975

Building Count 1

District CHARLESTON TWP

School Dist WELLSBORO AREA

Current Value

Appraisal					
Valuation Year	Improvements		Land	Total	
2026	\$132,630		\$266,040	\$398,670	
Assessment					
Valuation Year	Improvements	Land	Total	Clean & Green Land	Clean & Green Total
2026	\$132,630	\$266,040	\$398,670	\$73,190	\$205,820

Owner of Record

Owner BENSON WENDELL & ROSE
Co-Owner C/O DENA BENSON
Address 486 ORE BED ROAD
MANSFIELD, PA 16933-8722

Sale Price \$0
Certificate
Book & Page 0344/0422
Sale Date 09/20/1971

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
BENSON WENDELL & ROSE	\$0		0344/0422	09/20/1971
BENSON WENDELL & ROSE	\$0		0344/0422	09/20/1971
BENSON WENDELL & ROSE	\$0		0344/0422	09/20/1971

Building Information

Building 1 : Section 1

Year Built: 1901

Living Area: 2,408

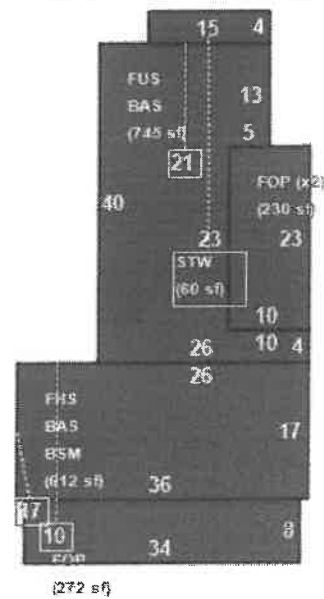
Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade:	E+
Stories	2.00
Occupancy	1
Exterior Wall 1	T 1-11
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Average
Interior Wall 2	
Interior Flr 1	Average
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Hot Air
AC Type:	None
Total Bedrooms:	4
Full Bthrms:	2
Half Baths:	0
Total Rooms:	10
Bath Style:	Updated
Kitchen Style:	Updated
Num Kitchens	1
Fireplaces	0
Extra Openings	0
Prefab Fpl(s)	0
Attic Type	None
Bsmt Type	1 - 25%
Bsmt Garage(s)	0
Rec Rm Size	0
Unfin Area	0.00
Unhtd Area	0
Int vs. Ext	Same
MH Class	
DH Year Remod	

Building Photo



(https://images.vgsi.com/photos/TiogaPAPhotos///0194/P1000179_194041)

Building Layout



([ParcelSketch.ashx?pid=3975&bid=3975](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,357	1,357
FUS	Finished Upper Story	745	745
FHS	Finished Half Story	612	306
BSM	Basement	612	0
FOP	Open Porch	732	0
STW	Stairway Enclosed	60	0
		4,118	2,408

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 112
Description Agricultural with Buildings
Zone
Neighborhood 0400
Green&Clean Yes
Category Agricultural Use

Land Line Valuation

Size (Acres) 98
Frontage
Depth
Assessed Value \$266,040
Clean & Green Value \$85,360
Clean & Green AC 98.00
Appraised Value \$266,040

Ibllndfront

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
1	Dairy Barn			2112.00 SF	\$6,760	1
6	Livestock Barn			1100.00 SF	\$1,760	1
6	Livestock Barn			875.00 SF	\$1,400	1
8	Bank Barn			4200.00 SF	\$13,310	1

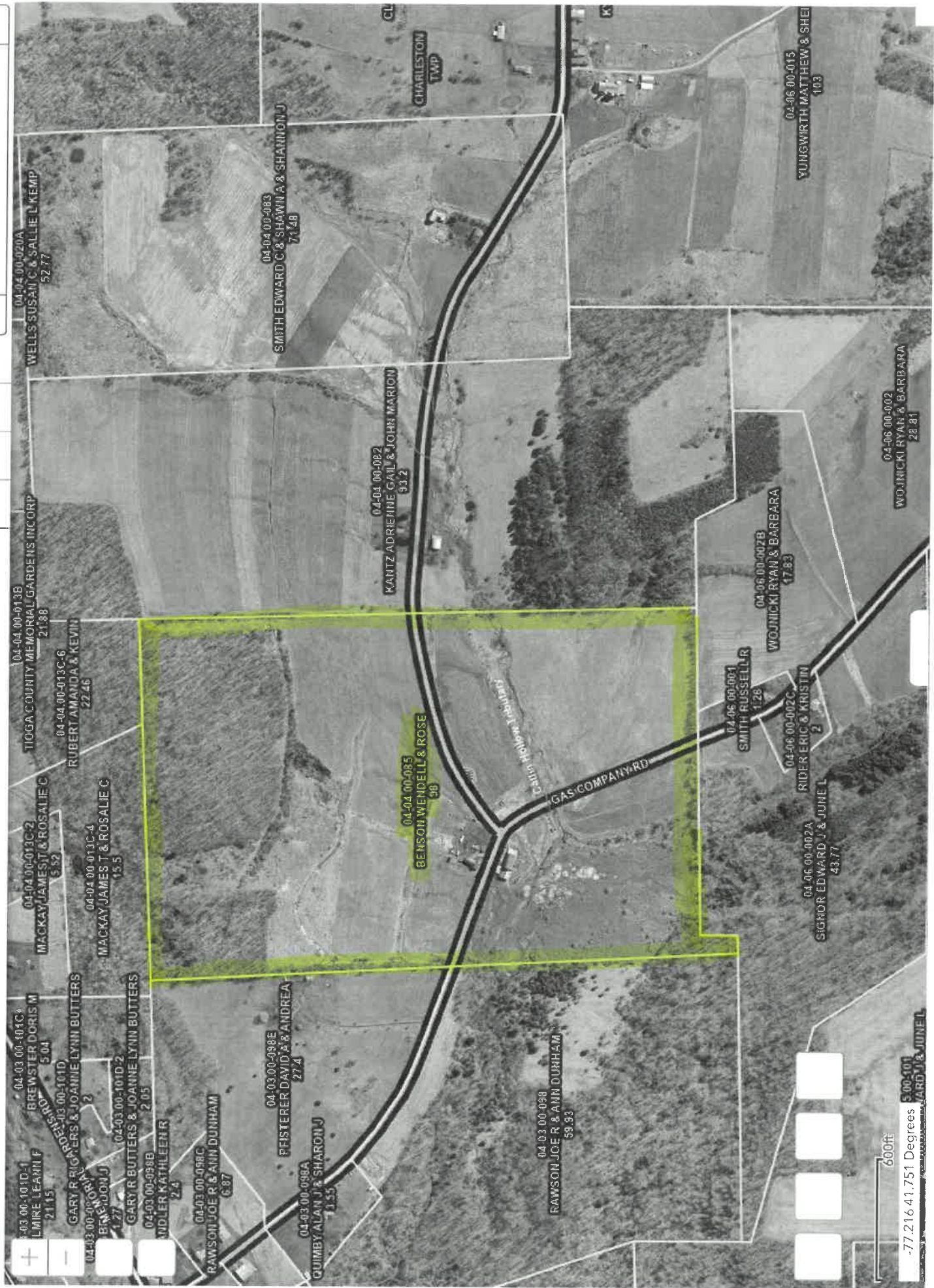
Valuation History

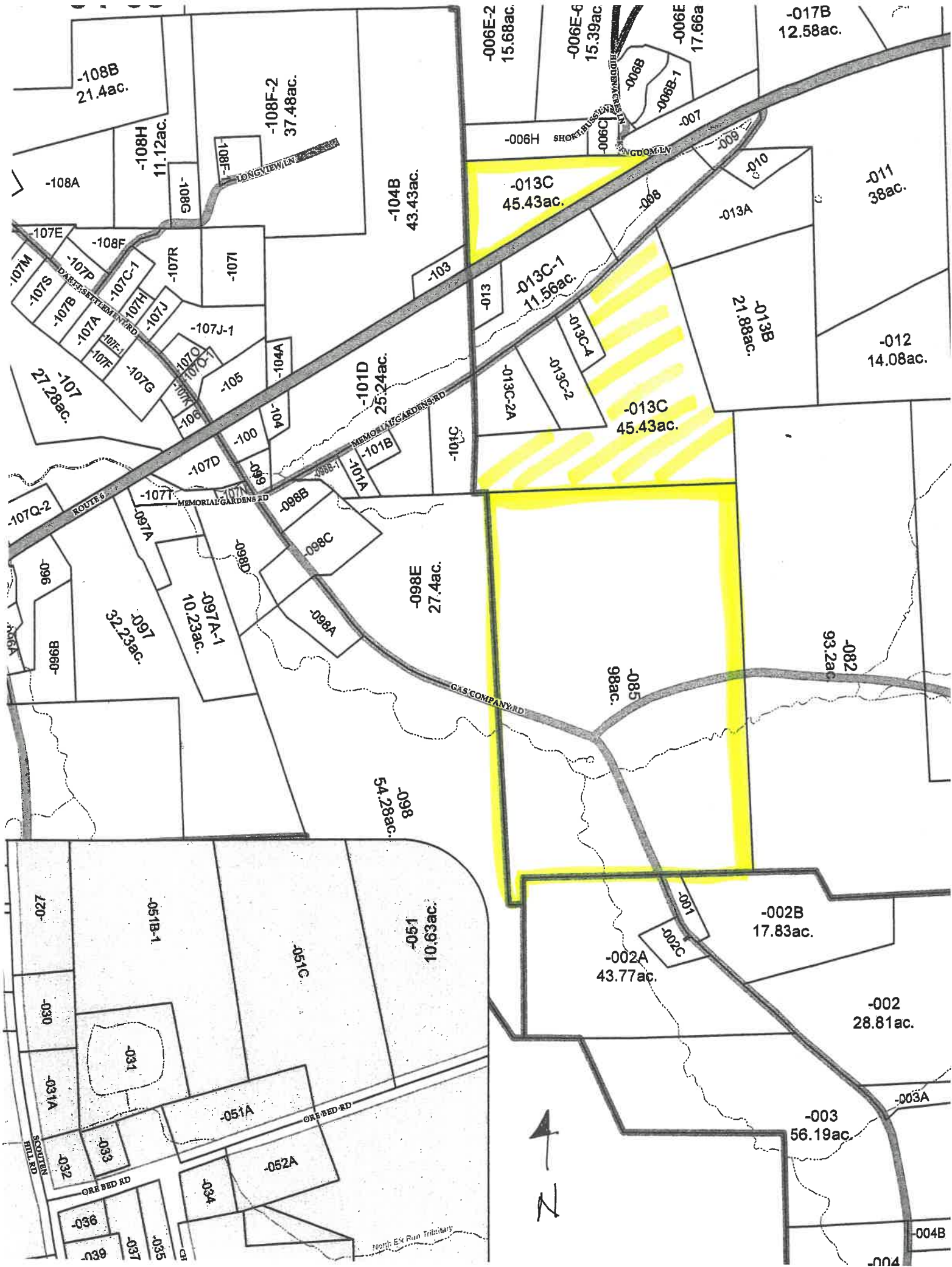
Appraisal			
Valuation Year	Improvements	Land	Total
2026	\$132,630	\$266,040	\$398,670
2023	\$0	\$100,740	\$164,400
2019	\$63,660	\$100,740	\$164,400
2018	\$63,660	\$100,740	\$164,400
2017	\$63,660	\$100,740	\$164,400

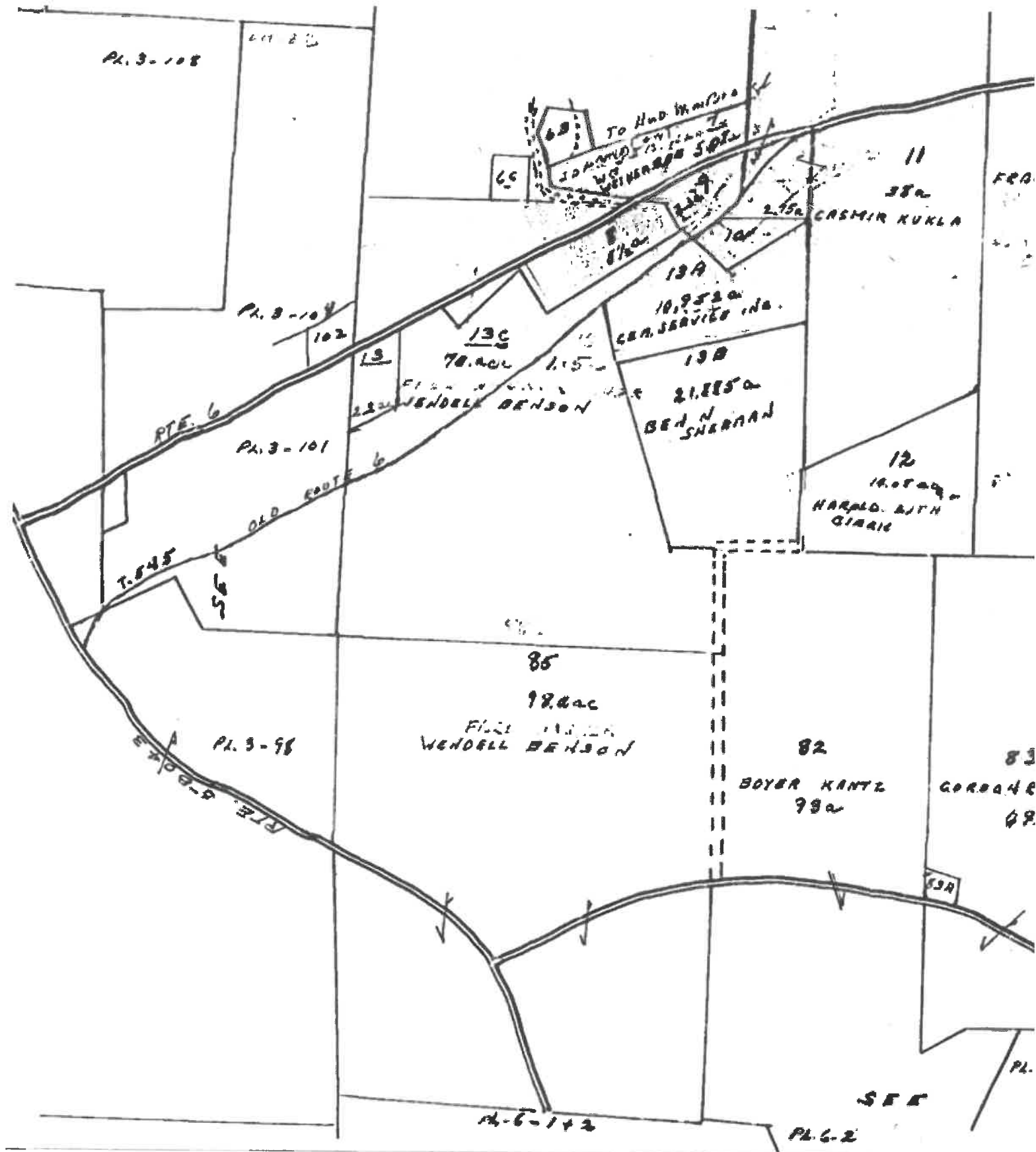
Assessment					
Valuation Year	Improvements	Land	Total	Clean & Green Land	Clean & Green Total
2026	\$132,630	\$266,040	\$398,670	\$73,190	\$205,820
2023	\$0	\$100,740	\$164,400	\$26,280	\$89,940
2019	\$63,660	\$100,740	\$164,400	\$100,740	\$164,400
2018	\$63,660	\$100,740	\$164,400	\$100,740	\$164,400
2017	\$63,660	\$100,740	\$164,400	\$100,740	\$164,400

Maps









Old Tax Map

Chain of Title

PETITION FOR GRANT OF LETTERS

REGISTER OF WILLS OF

TIOGA COUNTY, PENNSYLVANIA



Petitioner(s) named below, who is/are 18 years of age or older, apply(ies) for Letters as specified below, and in support thereof aver(s) the following and respectfully request(s) the grant of Letters in the appropriate form:

Decedent's Information**Name:** Wendell Ralph Bensona/k/a: Wendell R. Benson

a/k/a: _____

a/k/a: _____

File No: 5925-0329

(Assigned by Register)

Social Security No: _____**Age at death:** 94**Date of Death:** October 22, 2025

Decedent was domiciled at death in Tioga County, Pennsylvania (State) with his/her last principal residence at 486 Ore Bed Road, Mansfield, PA 16933 Richmond Township Tioga
 Street address, Post Office and Zip Code City, Township or Borough County

Decedent died at Personnel Care Home, 1919 Shumway Hill Road, Apt. 202, Wellsboro, PA 16901 Tioga PA
 Street address, Post Office and Zip Code City, Township or Borough County State

Estimate of value of decedent's property at death:

If domiciled in Pennsylvania..... All personal property \$ 150,000.00
If not domiciled in Pennsylvania..... Personal property in Pennsylvania \$ _____
If not domiciled in Pennsylvania..... Personal property in County \$ _____
Value of real estate in Pennsylvania..... \$ 1,658,970.00
TOTAL ESTIMATED VALUE... \$ 1,808,970.00

Real estate in Pennsylvania situated at: 486 Ore Bed Road, Mansfield, PA 16933 Richmond Township Tioga
 (Attach additional sheets, if necessary.) Street address, Post Office and Zip Code City, Township or Borough County

☒ **A. Petition for Probate and Grant of Letters Testamentary**

Petitioner(s) aver(s) he/she/they is/are the Executor(s) named in the last Will of the Decedent, dated March 11, 2024 and Codicil(s) thereto dated N/A.

State relevant circumstances (e.g. renunciation, death of executor, etc.)

Except as follows: after the execution of the instrument(s) offered for probate Decedent did not marry, was not divorced, was not a party to a pending divorce proceeding wherein the grounds for divorce had been established as defined in 23 Pa. C.S. § 3323(g), and did not have a child born or adopted; and Decedent was neither the victim of a killing nor ever adjudicated an incapacitated person.

☒ **NO EXCEPTIONS** ☐ **EXCEPTIONS** _____

☐ **B. Petition for Grant of Letters of Administration** (If applicable) _____

c.t.a., d.b.n., d.b.n.c.t.a., pendente lite, durante absentia, durante minoritate

If Administration, c.t.a. or d.b.n.c.t.a., enter date of Will in Section A above and complete list of heirs.

Except as follows: Decedent was not a party to a pending divorce proceeding wherein the grounds for divorce had been established as defined in 23 Pa. C.S. § 3323(g) and was neither the victim of a killing nor ever adjudicated an incapacitated person.

☐ **NO EXCEPTIONS** ☐ **EXCEPTIONS** _____

Petitioner(s), after a proper search has/have ascertained that Decedent left no Will and was survived by the following spouse (if any) and heirs (attach additional sheets, if necessary):

Name	Relationship	Address
Dena Benson	Daughter	706 North Williamson Road, Covington, PA 16917

Wendell Benson

<u>Control #</u>	<u>Owner</u>	<u>Address</u>
04-001339	BENSON WENDELL & ROSE	562 GAS COMPANY ROAD, 98 ACRES
04-001340	BENSON WENDELL & ROSE	MEMORIAL GARDENS ROAD, 9.47 ACRES
29-013495	BENSON WENDELL & ROSE	ORE BED ROAD, 30.92 ACRES
29-013491	BENSON WENDELL & ROSE M	ORE BED ROAS, 65 ACRES
29-104284	BENSON WENDELL R & ROSE M	1837 VALLEY ROAD, 2 ACRES
29-106082	BENSON WENDELL R & ROSE M	VALLEY ROAD, 2 ACRES
29-013492	BENSON WENDELL R & ROSE M	ORE BED ROAD, 42.68 ACRES
29-013489	BENSON WENDELL R & ROSE M	1696 VALLEY ROAD, 130.68 ACRES
29-013490	BENSON WENDELL R & ROSE M	486 ORE BED ROAD, 211 ACRES

Oath of Personal Representative

Official Use Only

COMMONWEALTH OF PENNSYLVANIA }
 } SS:
COUNTY OF TIOGA }

Petitioner(s) Printed Name	Petitioner(s) Printed Address
Dena Benson	706 North Williamson Road
	Covington Township
	Covington, PA 16917

The Petitioner(s) above-named swear(s) or affirm(s) the statements in the foregoing Petition are true and correct to the best of the knowledge and belief of Petitioner(s) and that, as Personal Representative(s) of the Decedent, the Petitioner(s) will well and truly administer the estate according to law.

Sworn to or affirmed and subscribed before
me this 18th day of November, 2025
By: Jessica K. Boyle
for the Register

Dena Benson

Date 11/18/25

Date

Date

Date

BOND Required: ☐ YES ☐ NO
FEES:

Letters \$
(3) Short Certificate(s)
() Renunciation(s)
() Codicil(s)
() Affidavit(s)
Bond
Commission
Other
Automation Fee
JCS Fee
TOTAL \$ 0.00

To the Register of Wills:

Please enter my appearance by my signature below:

Attorney Signature:

Lawrence B. Mansfield

Printed Name: Lawrence B. Mansfield, Esquire

Supreme Court

ID Number: 50027

Firm Name: Law Office of Lawrence B. Mansfield

Address: 9 East Main Street

P.O. Box 294

Mansfield, PA 16933

Phone: (570) 662-2272

Fax: N/A

Email: mansfieldlaw@epix.net

DECREE OF THE REGISTER

Estate of Wendell Ralph Benson
a/k/a: Wendell R. Benson

File No: 5925-0329

AND NOW, November 25th, 2025, in consideration of the foregoing Petition,
satisfactory proof having been presented before me, IT IS DECREED that Letters Testamentary
are hereby granted to Dena Benson

in the above estate and (if applicable) that
the instrument(s) dated March 11, 2024
described in the Petition be admitted to probate and filed of record as the last Will (and Codicil(s)) of Decedent.

Kerian Chaborek
Register of Wills by Deputy

L A S T W I L L A N D T E S T A M E N T
O F
W E N D E L L R . B E N S O N

I, WENDELL R. BENSON, of the Township of Richmond, County of Tioga and Commonwealth of Pennsylvania, with a mailing address of 486 Ore Bed Road, Mansfield, PA 16933; declare this to be my last Will and revoke any and all wills previously made by me.

ITEM 1: I direct that all my just debts and funeral expenses, including my grave marker and all expenses of my last illness, shall be paid from my residuary estate as soon as practicable after my decease as a part of the expense of the administration of my estate.

Wendell R. Benson

ITEM 2: I devise and bequeath the real estate I own and personal content thereof, located at 486 Ore Bed Road, Parcel No. 29-PL5-7, Richmond Township, Tioga County, Pennsylvania, to my daughters, CARLA JUNGQUIST, of 6250 Goff Road, Canandaigua, NY 14424, and DENA BENSON, of 706 North Williamson Road, Covington, PA 16917, and to my grandchildren, ERIC GEE, of 18035 Roosevelt Highway, Mansfield, PA 16933, and SARA HERBST, of 142 Hannibal Street, Blossburg, PA 16912, in equal shares, share and share alike.

ITEM 3: I devise and bequeath the real estate I own and personal content thereof, located at 1696 Valley Road, Parcel No. 29-PL7-124, Richmond Township, Tioga County, Pennsylvania, to my daughters, CARLA JUNGQUIST, of 6250 Golf Road, Canandaigua, NY 14424 and DENA BENSON, of 706 North Williamson Road, Covington, PA 16917, and to my grandchildren, ERIC GEE, of 18035 Roosevelt Highway, Mansfield, PA 16933, and SARA HERBST, of 142 Hannibal Street, Blossburg, PA 16912, in equal shares, share and share alike.

ITEM 4: I devise and bequeath the real estate I own located at Ore Bed Road, (65 vacant acres), Parcel No. 29-PL5-5 Richmond Township, Tioga County, Pennsylvania, to my Great Grandson, DERRICK HERBST, of 142 Hannibal Street, Blossburg PA 16912.

ITEM 5: I devise and bequeath the real estate I own located at Ore Bed Road (87.27 vacant acres) Parcel No. 29-PL4-16 to my Grandsons, Eric Gee, of 18035 Route 6, Mansfield, PA 16933 and JEFFREY HERBST, of 142 Hannibal Street, Blossburg, PA 16912.

ITEM 6: I devise and bequeath the real estate I own and personal contents thereof located at 562 Gas Company Road, (98 +/- acres), Parcel No. 4-PL4-85, Charleston Township, Tioga County, Pennsylvania, to my Daughter, DENA BENSON, of 706 North Williamson Road, Covington, PA 16917, and to my Grandchildren, ERIC GEE, of 18035 Roosevelt Highway, Mansfield, PA 16912, and SARA HERBST, of 142 Hannibal Street, Blossburg, PA 16912.

ITEM 7: I devise and bequeath the real estate I own located at Ore Bed Road (30.92 vacant acres), Parcel No. 29-PL5-6A, to my Great Grandson, JOEL HERBST, of 142 Hannibal Street, Blossburg, PA 16912.

ITEM 8: All the rest, residue and reminder of my estate of every nature and wherever situate, I devise and bequeath to my daughter, DENA BENSON, of 706 North Williamson Road, Covington, PA 16917, per stirpes.

ITEM 9: I direct that all taxes that may be assessed in consequence of my death, of whatever nature and by whatever jurisdiction imposed shall be paid from my residuary estate as a part of the expense of the administration of my estate.

Wendell Benson

ITEM 10: I hereby nominate, constitute and appoint my daughter, DENA BENSON, of 706 North Williamson Road, Covington, PA 16917, Executrix of this my Last Will and Testament. If she fails to qualify or ceases to act as Executrix, then I appoint my granddaughter, SARA HERBST, of 142 Hannibal Street, Blossburg, PA 16912, Executrix of my estate.

ITEM 11: I direct that my Executrix or her successor shall not be required to give bond for the faithful performance of their duties in any jurisdiction.

Wendell R. Benson
WENDELL R. BENSON

COPY

The preceding instrument, consisting of this and three other typewritten pages, identified by the signature of the Testator, was on the day and date thereof signed, published and declared by WENDELL R. BENSON, Testator, as and for his Last Will, in the presence of us, who at his request, in his presence and in the presence of each other, have subscribed our names as witnesses hereto:

James D. Marshall
MARSHALL PA

Robert E. Hoyer
MARSHALL PA

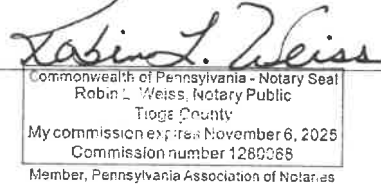
ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
 }
COUNTY OF TIOGA }

WENDELL R. BENSON, the Testator, whose name is subscribed to the attached or foregoing instrument, having been duly qualified according to law, do hereby acknowledge that I signed and executed this instrument as my Last Will, and that I signed it willingly; and that I signed it as my free and voluntary act for the purposes therein contained and expressed.

Wendell R. Benson
WENDELL R. BENSON

Sworn to and subscribed before me
this 11th day of March, 2024.



AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA }
 }
COUNTY OF TIOGA }

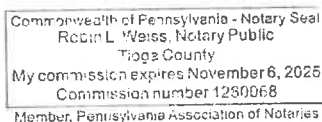
We, Lawrence B. Mansfield and Robert L. Hilfiger, the witnesses whose names are signed to the attached or foregoing Instrument, being duly qualified according to law, do depose and say that we were present and saw the Testator herein sign and execute the instrument as his Last Will; that the said WENDELL R. BENSON, signed willingly and that he executed it as his free and voluntary act for the purposes therein expressed; that each of us, in the hearing and sight of the Testator, signed the Will as witnesses thereto; and that to the best of our knowledge, information and belief, the Testator was at the time eighteen years of age or more, of sound mind and under no constraint or undue influence.

Lawrence B. Mansfield
MANSFIELD PA

Robert L. Hilfiger
Hilfiger PA

Sworn to and subscribed before this 11th day of March, 2024.

Robin L. Weiss



**ESTATE INFORMATION
SHEET**

County Code Year File Number

59 25 0329

1 DECEDENT INFORMATION: Enter data as it will appear on all documents submitted to the Department.

Decedent's Social Security Number	Date of Death	Date of Birth
	10/22/2025	03/30/1931
Last Name	Suffix	First Name
Benson		Wendell
		MI
		R

2 TYPE FILING: Fill in oval to indicate the nature of the return to be filed with the department.

☒ Probate Return ☐ Joint Assets Only ☐ Non-probate Assets Only ☐ Litigation Purposes (no other assets)

3 LETTERS GRANTED: Fill in oval to indicate the nature of the proceedings at the Register of Wills Office.
(Attach additional sheets if explanation is necessary.)

☒ Testamentary ☐ Administration ☐ No Letters ☐ Other (Please Explain.)

4 ATTORNEY/CORRESPONDENT INFORMATION: Enter all information for the attorney or individual to receive tax information and correspondence.

Last Name	Suffix	First Name	MI
Mansfield		Lawrence	B
Supreme Court I.D. #	Telephone Number	Attorney/ Correspondent's e-mail address:	
50027	(570) 662-2272	mansfieldlaw@epix.net	
First Line of Address			
9 East Main Street			
Second Line of Address			
P.O. Box 294			
City or Post Office	State	ZIP Code	
Mansfield	PA	16933	

5 PERSONAL REPRESENTATIVE INFORMATION: Enter all information for the personal representative(s) of the estate authorized by the Register of Wills.

Executor/Administrator

Last Name	Suffix	First Name	MI
Benson		Dena	
First Line of Address			
706 North Williamson Road			
Second Line of Address			
City or Post Office	State	ZIP Code	
Covington	PA	16917	
Telephone Number			
(570) 916-4240			

OFFICIAL USE ONLY
TRANSACTION COUNT

Complete general estate information questions and indicate additional personal representatives on reverse side.

PLEASE USE ORIGINAL FORM ONLY

Side 1



3460015105

3460015105

CERTIFICATION OF NOTICE UNDER Pa. O.C. Rule 10.5

REGISTER OF WILLS TIOGA COUNTY, PENNSYLVANIA



Name of Decedent: Wendell Ralph Benson, a/k/a Wendell R. Benson

Date of Death: October 22, 2025

File Number: 5925-0329

Date Letters Granted: November 25, 2025

To the Register:

I certify that Notice of Estate Administration required by Pa. O.C. Rule 10.5 of the Orphans' Court Rules was served on or mailed to the following beneficiaries of the above-captioned estate on December 12, _____, 2025 :

Name:

Address:

Carla Jungquist

6250 Golf Road, Canandaigua, NY 14424

Dena Benson

706 North Williamson Road, Covington, PA 16917

Eric Gee

18035 Roosevelt Highway, Mansfield, PA 16933

Sara Herbst

142 Hannibal Street, Blossburg, PA 16912

Derrick Herbst

142 Hannibal Street, Blossburg, PA 16912

Jeffrey Herbst

142 Hannibal Street, Blossburg, PA 16912

Joel Herbst

142 Hannibal Street, Blossburg, PA 16912

(If more space is needed, attach separate sheet.)

Notice has now been given to all persons entitled thereto under Pa. O.C. Rule 10.5 except:

N/A

Date December 12, 2025

Corporate Fiduciary (if applicable)

Capacity: ☐ Personal Representative ☒ Counsel

Name of Corporate Fiduciary

Lawrence B. Mansfield, Esquire

Name of Person

Name of Representative and Title

9 East Main Street, P.O. Box 294

Address

Address

Mansfield, PA 16933

(570) 662-2272

Telephone

Telephone

mansfieldlaw@epix.net

Email

Email

Signature of Officer/Representative

Signature of Person

RECORDED
03/22/2021 2:25:51 PM
JANE WETHERBEE
REGISTER AND RECORDER
TIOGA COUNTY, PA
Pennsylvania
Inst Num: 202102406



HARLAN E COPP
RR 1 BOX 553
MANSFIELD PA 16933-9782

Date Issued 03/22/2021
Letter ID L0005115298
Transferee ID 20041959
Period Ending 12/31/2020

Notice of Inheritance Tax Appraisement, Allowance or Disallowance of Deductions, and Assessment of Tax

Estate of: BENSON, ROSE
Date of Death: 03/29/2020
Total Due: \$289.22

File Number: 5921-0083
Decedent SSN: [REDACTED]

County: Tioga
Asset was: Accepted as reported

Assessment Based on: Return(s) Received on: 4/8/2020

Financial Institution: FIRST CITIZENS COMMUNITY BANK
Account Number: 113645607
Type of Account: Checking

Date Established: 12/01/1983

1	Account Balance	\$38,265.89
2	Percent Taxable	16.67%
3	Amount Subject to Tax	\$6,377.78
4	Debts and Deductions	\$0.00
5	Taxable Amount	\$6,377.78
6	Tax Rate	4.50%
7	Tax Amount	\$287.00

Note: To ensure proper credit to your account, submit the included payment instruction page with your payment following the directions printed on the back of this notice in the Payment section.

If paid after 04/01/2021, see reverse for calculation of additional interest.

If total due is reflected as a credit, you may be due a refund. See reverse side for instructions.

If payments were received, see reverse side of this notice for a detailed summary of the credits on your account.

Credits

Payment Date	Receipt Number	Amount Paid	Credits	Tax Amount	Interest and Pen	Total Due
			\$0.00	\$287.00	\$2.22	\$289.22

Payment

Submit the included payment instructions page with your payment to the Register of Wills indicated below.
Make check or money order payable to: Register of Wills, Agent.

TIOGA COUNTY REGISTER OF
WILLS
116 MAIN STREET
WELLSBORO PA 16901

Refund

A refund of money paid and not requested on the tax return may be requested by completing an Application for Refund of Pennsylvania Inheritance and Estate Tax (REV-1313). Applications are available at www.revenue.pa.gov, or by calling 1-800-362-2050. Services for taxpayers with special hearing and/or speaking needs are available at 1-800-447-3020.

Objections

Any party of interest not satisfied with the department's appraisal, allowance or disallowance of deductions, or assessment of tax as shown on this notice may object within 60 days of the Date Issued of this notice. If you disagree with the department's determination, you must choose one of the processes listed below:

1. File a protest with the Board of Appeals online at www.boardofappeals.state.pa.us;
2. Send a written protest to:

PA Department of Revenue
Board of Appeals
PO BOX 281021
Harrisburg, PA 17128-1021

3. Have the matter determined at audit of the account of the personal representative; or
4. Appeal to the Orphans' Court.

**Administrative
Corrections**

Errors discovered on this assessment should be addressed in writing to:

PA Department of Revenue
Bureau of Individual Taxes
Post Assessment Review Unit
PO BOX 280601
Harrisburg PA 17128-0601

For further details on the types of administrative corrections that can be requested, please see instructions in the REV-1500, Inheritance Tax Return for a Resident Decedent or the REV-1737A, Inheritance Tax Return for a Nonresident Decedent.

Discount

A 5% discount is allowed on the tax paid within three months of the decedent's Date of Death.

Interest

Interest is charged beginning nine months and one day from the decedent's Date of Death, to the date of the payment.

Any notice issued after the tax becomes delinquent will reflect an interest calculation to 15 days beyond the date of the assessment. If payment is made after the interest calculation date shown on the notice, additional interest must be calculated. Annual interest rates can be found on form REV-1611, available on www.revenue.pa.gov.

Date Issued	03/22/2021
Letter ID	L0005174690
Transferee ID	20041959
Period Ending	12/31/2020

HARLAN E COPP
RR 1 BOX 553
MANSFIELD PA 16933-9782

Pennsylvania Inheritance Tax Resident Payment Instructions

Please follow the instructions provided below to ensure your PA Inheritance Tax payment is remitted to the appropriate receiving party.

What you need to do

1. Write a check for your Balance Due, payable to the Register of Wills listed below.

Tioga County Register of Wills, Agent

2. Include the following documentation in the same envelope in your correspondence to the Register of Wills if paying by mail:

1. **Your check**, and

2. **This Payment Instructions page**. Bring this page with you if paying in person.

3. Use the address provided below when remitting your payment to ensure you are paying the appropriate Register of Wills.

TIOGA COUNTY REGISTER OF WILLS
116 MAIN STREET
WELLSBORO PA 16901

4. Please allow for 15-20 days from your mailing date for your payment to be processed.

THIS SECTION FOR REGISTER OF WILLS USE ONLY

Account Type: Inheritance Tax - Transferee

Account Number: 20041959

File Number:

Decedent SSN:

Decedent Date of Death: 29-Mar-2020

Decedent Name: BENSON, ROSE

RECORDED
03/22/2021 2:25:51 PM
JANE WETHERBEE
REGISTER AND RECORDER
TIOGA COUNTY, PA
Pennsylvania
Inst. Num: 202102406



WENDELL R BENSON
486 ORE BED RD
MANSFIELD PA 16933-8722

Date Issued 03/22/2021
Letter ID L0005119308
Transferee ID 20041960
Period Ending 12/31/2020

Notice of Inheritance Tax Appraisement, Allowance or Disallowance of Deductions, and Assessment of Tax

Estate of: BENSON, ROSE
Date of Death: 03/29/2020
Total Due: \$0.00

File Number:
Decedent SSN:

County: Tioga
Asset was: Accepted as reported

Assessment Based on: Return(s) Received on: 4/8/2020

Financial Institution: FIRST CITIZENS COMMUNITY BANK
Account Number: 113645607
Type of Account: Checking

Date Established: 12/01/1983

1	Account Balance	\$38,265.89
2	Percent Taxable	16.67%
3	Amount Subject to Tax	\$6,377.78
4	Debts and Deductions	\$0.00
5	Taxable Amount	\$6,377.78
6	Tax Rate	0.00%
7	Tax Amount	\$0.00

Note: To ensure proper credit to your account, submit the included payment instruction page with your payment following the directions printed on the back of this notice in the Payment section.

If paid after 04/01/2021, see reverse for calculation of additional interest.

If total due is reflected as a credit, you may be due a refund. See reverse side for instructions.

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Credits

Payment Date	Receipt Number	Amount Paid	Credits	Tax Amount	Interest and Pen	Total Due
			\$0.00	\$0.00	\$0.00	\$0.00

Payment

Submit the included payment instructions page with your payment to the Register of Wills indicated below.
Make check or money order payable to: Register of Wills, Agent.

TIOGA COUNTY REGISTER OF
WILLS
116 MAIN STREET
WELLSBORO PA 16901

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PA Department of Revenue
Board of Appeals
PO BOX 281021
Harrisburg, PA 17128-1021

3. Have the matter determined at audit of the account of the personal representative; or
 4. Appeal to the Orphans' Court.
-

Administrative Corrections

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Bureau of Individual Taxes
Post Assessment Review Unit
PO BOX 280601
Harrisburg PA 17128-0601

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Any notice issued after the tax becomes delinquent will reflect an interest calculation to 15 days beyond the date of the assessment. If payment is made after the interest calculation date shown on the notice, additional interest must be calculated. Annual interest rates can be found on form REV-1611, available on www.revenue.pa.gov.

RECORDED

1:45 P.M.
SEP 21 1971

This Deed,

Elizabeth L. Davis
RECORDER OF DEEDS
TIOGA COUNTY

Made the 20th day of September in the year of our
Lord one thousand nine hundred and seventy-one

Bethrey-FRED W. WAGNER and F. HELEN WAGNER, his wife, of R. D. #3,
Wellsboro, Tioga County, Pennsylvania, parties of the first part,
GRANTORS,

A
N
D

WENDELL BENSON and ROSE BENSON, his wife, of R. D. #1,
Mansfield, Tioga County, Pennsylvania, as tenants by the entireties,
parties of the second part, GRANTEES

Witnesseth, that in consideration of
FIFTY THOUSAND (\$50,000.00)-----Dollars,
in hand paid, the receipt whereof is hereby acknowledged; the Grantors—do
hereby grant and convey to the said Grantees,—their—Heirs and Assigns,

All—that lot of land situate in Charleston Township, Tioga
County, Pennsylvania bounded and described as follows:

BEGINNING at the Southeast corner of Lot No. 82 of the allot-
ment of the Bingham lands in said Township; thence along the East
line of said Lot No. 82 North 1° East 137.1 rods; thence along the East
South line of Lot No. 81 of said lands South 89-1/2° East; thence
along the West line of Lot No. 80 of said land South 1-1/2° East
108.3 rods; thence along the North line of Lot No. 110 of the said
lands North 89.1° West 32 rods; thence along the West line of the
same lot South 1-1/2° West 30 rods; thence along the North line of
Lot No. 109 of said lands North 88.7° West 104.6 rods; and thence
along the North line of Lot No. 107 of said lands North 88-1/2° West
5.7 rods to the place of beginning. CONTAINING 111.7 acres with
the usual allowance more or less. It being Lots Nos. 75 and 76 of
the Bingham lands in said Township and part of warrants nos. 1791
and 1806.

EXCEPTING AND RESERVING THEREFROM the following described lot:
BEGINNING in the center of the Gilkey Road at the intersection of
said road with the South line of Lot No. 81 of the Bingham lands in
Charleston Township; thence by said Gilkey Road South 56-1/4° West
14.9 perches; thence North 33-3/4° West 10.8 perches to a post in
the South line of said Lot No. 81; thence by said South line South
87-7/8° East 18.2 perches to the place of beginning, and CONTAINING
one-half acre more or less.

ALSO EXCEPTING AND RESERVING a lot of land conveyed by C. D.
Drew et al to Nelson Smith and Marion B. Smith, his wife, by deed
dated August 28, 1935 and recorded in Tioga County Deed Book 206
at page 352, bounded and described as follows:

BEGINNING at a point in the center of the concrete road,
Roosevelt Highway No. 6, at a point where the property line between
the hereinafter described lands and lands of Raymond Tipple
intersect the center line of said concrete road; thence in a
Northwesterly direction 189 feet, more or less to a post and stone
corner; thence in another Northwesterly direction along land of
the said Raymond Tipple, 118 feet, more or less to a post and stone
corner; thence Southwesterly along other land of the said first
parties to a post and stone corner; thence Southeasterly along other

-013C

lands of the said first parties 285 feet, more or less to the center line of said highway; thence Northeasterly along the center line of said highway 845 feet, more or less to the place of beginning. CONTAINING more or less.

ALSO EXCEPTING AND RESERVING from the above described premises an undivided one-half of all oil and gas, the same having been conveyed by Charles D. Drew and wife and Vern D. Drew and wife to Hughes F. Meaker by deed dated April 18, 1931 and recorded in Tioga County Deed Book 183 at page 380.

ALSO EXCEPTING AND RESERVING the following lot of land conveyed by Verne D. Drew and Alma R. Drew, his wife, to Howard A. Dean and Rachael M. Dean, his wife, by deed dated October 16, 1950 and recorded in Tioga County Deed Book 255 at page 439, bounded and described as follows:

BEGINNING at a point in the center of the old location of Route 6; thence by other land of Verne Drew and wife, South 48° 24' East 275 feet to an iron corner; thence still by said Drew, North 59° 24' East 481 feet to an iron corner in the South line of lands of Chas. Kukala; thence by the same, North 86° West 478.5 feet to the center line of said old location of Route 6; thence by the center line of said highway, South 54° 31' West 170.16 feet to the place of beginning. CONTAINING 2.03 acres.

BEING the same lands conveyed by Verne D. Drew and Alma R. Drew, his wife, to Fred W. Wagner and Fannie Helen Wagner, his wife, by deed dated April 5, 1952 and recorded in Tioga County Deed Book 262 at page 78.

ALSO ALL that lot of land situate in Charleston Township, Tioga County, Pennsylvania bounded and described as follows:

BOUNDED on the North by lands of Luther Shumway; on the East by lands of Robert and W. Smith; on the South by lands of T. L. Lewis; and on the West by lands of Ellsworth Francis. CONTAINING 98.2 acres more or less.

BEING the same lands conveyed by Adam P. Wagner and Ethel M. Wagner, his wife, to Fred W. Wagner and Fannie Helen Wagner, his wife, by deed dated June 13, 1944 and recorded in Tioga County Deed Book 233 at page 312.

EXCEPTING AND RESERVING lot of land conveyed by Fred W. Wagner and F. Helen Wagner, his wife, to Francis L. English and Eileen B. English, his wife, by deed dated October 14, 1966 and recorded in Tioga County Deed Book 325 at page 769, bounded and described as follows:

BEGINNING at a point in the South boundary line of Pennsylvania State Highway Route 6 at the Northeast corner of a parcel of land owned or occupied by Fred Wagner, which said point is now marked by a spark plug advertising sign; thence North 63° East along the South boundary line of said state highway 472 feet to a point in the Northeasterly boundary line of the premises conveyed to Arthur L. English by deed from Nelson Smith and Marion B. Smith, his wife, said deed being dated September 3, 1945 and recorded in the office of the Recorder of Deeds of Tioga County in Deed Book 239 at page 348; thence South 48-1/2° West a distance of about 504 feet along the Northeasterly line of the premises conveyed to Arthur R. English by the aforesaid deed and to the Northwest corner of said premises so conveyed; thence North 21° West along the Easterly line of land owned and occupied by said Fred Wagner about 125 feet and to the point and place of beginning. CONTAINING about .67 of an acre of land. Being a triangular parcel of land lying between the Southern boundary line of Pennsylvania State Highway Route No. 6 and the Northeasterly boundary line of the premises conveyed by said Smith and wife to Arthur R. English. The above description is in accordance with a survey and map made by E. C. Mudge, C.E.

ALSO EXCEPTING AND RESERVING premises conveyed by Fred W. Wagner and Fannie Helen Wagner, his wife, to Cemetery Service, Inc. by deed dated May 1, 1967 and recorded in Tioga County Deed Book 327 at page 925, bounded and described as follows:

BEGINNING at the Northwest corner hereof which is an extension Northeasterly $11^{\circ} 1' 41''$ West from Wellsboro Electric Company pole No. 6766 to the center line of Township Route No. T545; thence North $56^{\circ} 36' 48''$ East along said center line of said highway 595 feet; thence South from the center line of said highway $48^{\circ} 15' 12''$ East 25.75 feet to an iron rod; thence along Westerly lands of Earl Dean South $48^{\circ} 15' 12''$ East 254.45 feet to an iron rod; thence along the Southeastern boundary line of lands of Earl Dean North $62^{\circ} 8' 18''$ East 481.04 feet to an iron rod; thence in a line passing just East of Pennsylvania Electric Company right-of-way pole MW257 along lands of Casmir Kukla South $7^{\circ} 36' 37''$ West 531.31 feet to an old iron pin; thence South $81^{\circ} 27' 29''$ West 1011.49 feet to an iron pin; thence North $11^{\circ} 1' 41''$ West 318.28 feet to the place of beginning. CONTAINING 10.952 acres, be the same more or less, as per survey of Boyer Kantz, R.S., dated March 9-10, 1967, and being Blue Print #2912 filed.

EXCEPTING AND RESERVING ALSO a parcel of land conveyed by Fred W. Wagner and Fannie H. Wagner, his wife, to Ben H. Sherman and Esther M. Sherman, his wife, by deed dated May 1, 1967 and recorded in Tioga County Deed Book 327 at page 927, bounded and described as follows:

BEGINNING at the Northwest corner hereof and being the Southwest corner of lands previously conveyed by the grantors herein to the Cemetery Service, Inc., said point being at an iron rod; thence North $81^{\circ} 27' 29''$ East along the Southeastern line of lands of Cemetery Service, Inc. 1011.49 feet to an old iron pin; thence South $7^{\circ} 4' 32''$ West along lands of Casmir Kukla and Floyd Smith 1235.61 feet to an iron rod, being the Southwest corner of lands of Floyd Smith; thence North $85^{\circ} 10' 57''$ West along lands of Boyer Kantz, 702.03 feet to an iron rod; thence North $8^{\circ} 18' 11''$ West along other lands of the grantors 1027.51 feet to the place of beginning. CONTAINING 21.885 acres more or less, as per survey of Boyer Kantz, R.S., dated March 9-10, 1967.

EXCEPTING AND RESERVING unto the grantors, Fred W. Wagner and F. Helen Wagner, his wife, their heirs and assigns, the following described lot and parcel of land:

BEGINNING at a point in the center of U. S. Route No. 6, said point being the Northeast corner of lands of LaRue Thomas; thence 400 feet South along the lands of LaRue Thomas to a point; thence East 250 feet to a point; thence North 400 feet to the point in the center line of U. S. Route 6; thence along the center line of U. S. Route 6 West 250 feet to the place of beginning. CONTAINING 2.2 acres more or less.

And the said Grantors Will Warrant specially

the property hereby conveyed

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of

I hereby certify that the
precise residence of the
grantees is R. D. #1,
Mansfield, Pa. 16933.

Dudolph Charles Gabel
Attorney for Grantees

Fred W. Wagner
Fred W. Wagner Seal

F. Helen Wagner
F. Helen Wagner Seal



TIOGA COUNTY, PENNSYLVANIA
LOCAL TAX \$500.00 PAID
DATE Sept 21, 1971

Commonwealth of Pennsylvania

County of TIOGA

On this, the 20th day of September A. D. 1971, before me
the undersigned Officer, personally
appeared Fred W. Wagner and F. Helen Wagner, his wife,
known to me (or satisfactorily
proven) to be the person whose names are subscribed to the within instrument, and
acknowledged that they executed the same for the purposes therein contained.

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

Mr. Shirley A. Smith
Notary Public
My Commission expires: 1/20/75

Title of Officer

Commonwealth of Pennsylvania

County of

On this, the day of

appeared

A. D. 19, before me
the undersigned officer, personally
known to me, (or satisfactorily
proven) to be the person whose name
subscribed to the within instrument, and
acknowledged that he executed the same for the purposes therein contained.

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

Title of Officer

Liens/Judgments

WENDELL R. BENSON
Plaintiff

: IN THE COURT OF COMMON PLEAS

: OF TIOGA COUNTY, PENNSYLVANIA

vs.

: NO. 1038 CIVIL DIVISION 2002

DENA GEE

Defendant

: CIVIL ACTION LAW

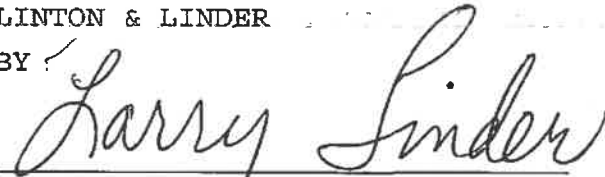
PRAECIPE FOR ENTRY OF JUDGMENT

TO THE PROTHONOTARY:

Kindly enter judgment by confession against, Dena Gee,
defendant in favor of Wendell R. Benson, Plaintiff.

LINTON & LINDER

BY



Larry Linder, Esquire #19203

Attorney for Plaintiff

107 Main St. Wellsboro, PA

570-724-2083

Dated: November 18, 2002

C:\OFFICE\WPWIN\WPDOS\PROJUD.WPD

RECEIVED
2002 NOV 19 A 9:43
PROTHONOTARY
TIOGA COUNTY, PA

For value received, I, Dena Gee, hereby agree to the entry of a confessed judgment in the amount of \$35,265.00 in favor of Wendell R. Benson and Rose M. Benson.

INTENDING TO BE LEGALLY BOUND HEREBY, I have signed this agreement, this 3 day of nov, 2002.


Dena Gee

Search for a Case [Hide Advanced Options](#)

Search by Name or Case Number ▼

Benson, wen

Advanced Filtering Options [Reset](#)

Only Cases Opened within this Date Range:

Start: End: ☐ Display Contact Address

Only Cases of this Category:

☐ Only Cases with Judgments

Only Participants of this Category:

☐ Include Attorneys in Name Search

Sort Results By:

Returned 5 Cases

Case Number	Case Participants	Case Category	Contact Name	Opened	Status	...
0569-CV-2006	PLA: The New Hope Church DEF: Benson, Wendell R.	Civil	Benson, Wendell R. (Defendant)	06/21/2006 7364 Days	OPEN	
1407-CV-1975	PLA: First Citizens Community Bank DEF: Benson, Wendell R.	Civil	Benson, Wendell R. (Defendant)	07/21/2016 1 Days	CLOSED	
0660-CV-1995	PLA: Cornell Brothers, Inc. DEF: Benson, Wendell R.	Civil	Benson, Wendell R. (Defendant)	07/22/2016 3680 Days	CLOSED	
0024-CV-1972	PLA: First Citizens Community Bank DEF: Benson, Wendell R.	Civil	Benson, Wendell R. (Defendant)	07/22/2016 3680 Days	CLOSED	
1038-CV-2002	PLA: Benson, Wendell R. DEF: Benson, Dena Ann	Civil other	Benson, Wendell R. (Plaintiff)	11/19/2002 8674 Days	OPEN	

Search for a Case [Hide Advanced Options](#)

Search by Name or Case Number ▼

Benson, Ros

Advanced Filtering Options [Reset](#)

Only Cases Opened within this Date Range: Start: End: ☐ Display Contact Address

Only Cases of this Category: ☐ Only Cases with Judgments

Only Participants of this Category: ☐ Include Attorneys in Name Search

Sort Results By:

Returned 3 Cases

Case Number	Case Participants	Case Category	Contact Name	Opened	Status ...
0569-CV-2006	PLA: The New Hope Church DEF: Benson, Wendell R.	Civil	Benson, Rose M. (Defendant)	06/21/2006 7364 Days	OPEN
1407-CV-1975	PLA: First Citizens Community Bank DEF: Benson, Wendell R.	Civil	Benson, Rose M. (Defendant)	07/21/2016 1 Days	CLOSED
0024-CV-1972	PLA: First Citizens Community Bank DEF: Benson, Wendell R.	Civil	Benson, Rose M. (Defendant)	07/22/2016 3680 Days	CLOSED

Search for a Case [Hide Advanced Options](#)

Search by Name or Case Number ▼

Benson, den 

Advanced Filtering Options [Reset](#)

Only Cases Opened within this Date Range: Start: End: ☐ Display Contact Address

Only Cases of this Category: ☐ Only Cases with Judgments

Only Participants of this Category: ☐ Include Attorneys in Name Search

Sort Results By:

Returned 4 Cases

Case Number	Case Participants	Case Category	Contact Name	Opened	Status	...
0984-CV-2002	PLA: County of Tioga DEF: Benson, Dena Ann	Civil	Benson, Dena Ann (Defendant)	11/04/2002 8689 Days	CLOSED	
0352-CV-2003	PLA: First Citizens Community Bank DEF: Benson, Dena Ann	Civil	Benson, Dena Ann (Defendant)	05/08/2003 3708 Days	CLOSED	
1038-CV-2002	PLA: Benson, Wendell R. DEF: Benson, Dena Ann	Civil other	Benson, Dena Ann (Defendant)	11/19/2002 8674 Days	OPEN	
0494-FS-1989	PLA: Gee, Steven Robert DEF: Benson, Dena Ann	Divorce	Benson, Dena Ann (Defendant)	12/30/2008 5115 Days	CLOSED	

Right-of- Ways
Leases
Easement

INSTRUMENT INDEX REPORT - Tioga County, PA

Inst. #: 199000626 Type: CLEAN Recorded: Jan 18, 1990 12:00:00 AM Inst. Date: Jan 13, 1990 File Number:
Book: 2 Page: 69 Total Pages: 2 No Reference Instrument Information

Information:

Direct Party BENSON, WENDELL
BENSON, ROSE

Locations: PIN Not Used

1 - N/A

Notations:

Instrument #

1 - 201603131

2 - 201603603

3 - 202204575

4 - 202600758

Inst Type

AMEN

BREACH

AMEN

AMEN

Verified

Y

Y

Y

Y

Municipality

CHARLESTON TOWNSHIP

Book

Page

Verified

Y

Y

Y

Indirect Par TIOGA COUNTY

RECORDED

90 JAN 18 PM 3:45

Nancy C. Kimbler
RECORDER OF DEEDS
TIOGA COUNTY

ACT 319 ENROLLMENT FORM
(Use Value Assessment of Land For Taxing Purposes)

Application is hereby approved for preferential assessment of certain lands identified herein, under the Pennsylvania Farmland and Forest Land Assessment Act of 1974 for the tax year beginning 19 90

1. Land being enrolled is owned by (a) (an) (check one):

A. Individual ☒ C. Corporation ☐ E. Cooperative ☐ G. Association ☐
B. Partnership ☐ D. Institution ☐ F. Other ☐

2. Owner (s) Wendell Benson
Rose Benson

3. Mailing Address: (Street, RD, Box No.) R. D. #1 Box 553
(City, State, Zip Code) Mansfield, Pa. 16933

4. Parcel (s) being enrolled (is) (are) located in the County of Tioga and further identified as follows:

CHARLESTON TWP.	04-PL4-85	WELLSBORO AREA	98.000
CHARLESTON TWP.	04-PL4-13-C	WELLSBORO AREA	58.440
(Twp. or Borough)	(Tax Map No.)	(School Dist.)	(Acreage)

The undersigned declares that he or she has been supplied with information pertinent to Act 319 and is aware of the benefits and restrictions involved.

The undersigned agrees to submit thirty days notice to the County Assessor of a proposed change in the use of the land, a split-off of a portion of the land, or a conveyance of the land.

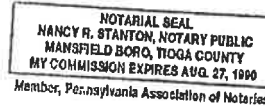
Wendell Benson
Rose Benson

Louise L. Smyth
Tioga County Chief Assessor

State of Pennsylvania
County of Tioga SS:

On this 13th day of January, 1990, before me the undersigned, a
Notary Public in and for said State and County, personally appeared
Wendell Benson and Rose Benson
known (or satisfactorily proven) to me to be the person (s) whose name (s) are subscribed
to the within instrument and acknowledged to me that they executed the same for the
purposes therein contained.

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



State of
County of SS:

On this day of , 19, before me the undersigned, a
in and for said State and County, personally appeared
known (or satisfactorily proven) to me to be the person (s) whose name (s) subscribed
to the within instrument and acknowledged to me that executed the same for the
purposes therein contained.

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

State of
County of SS:

On this day of , 19, before me the undersigned, a
in and for said State and County, personally appeared
known (or satisfactorily proven) to me to be the person (s) whose name (s) subscribed
to the within instrument and acknowledged to me that executed the same for the
purposes therein contained.

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

State Of Pennsylvania, County Of Tioga
Recorded in the Recorder's Office for said County, in
Book No. 2 Page 67 the 18 day
of Jan. 1990
Witness my hand and Official Seal.

Nancy C. Kimble
Recorder Of Deeds W.

VOL 2

PAGE 70

**TIOGA COUNTY
RECORDER OF DEEDS**

Jane E. Wetherbee, Recorder

116 Main Street
Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**

TIOGA COUNTY ASSESSMENT OFFICE
118 MAIN STREET
WELLSBORO, PA 16901

Instrument Number - 201603131

Recorded On 4/8/2016 At 11:56:14 AM

* Instrument Type - AMENDMENT

* Total Pages - 3

Invoice Number - 250729

* Direct Party - BENSON, WENDELL R

* Indirect Party - TIOGA COUNTY

* Customer - TIOGA COUNTY ASSESSMENT OFFICE

*** FEES**

STATE WRIT TAX	\$0.50
RECORDING FEES	\$15.00
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$20.50

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Jane E. Wetherbee
Jane E. Wetherbee
Recorder of Deeds



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* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

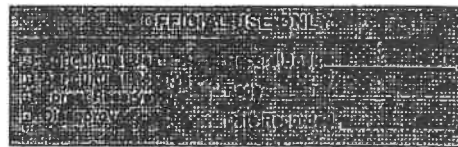
01839D



CLEAN AND GREEN APPLICATION

Use Value Assessment of Farm Land and Forest Land Under Act
319 of 1974, as amended by Act 156 of 1998 and Act 235 of 2004

PA Department of Agriculture Form AAO-82



AMENDED APPLICATION 1990

Amended applications must be submitted within 30 days of transfer
of lands or changes to parcels.

Original application: Deed Book 2 Page 69

Any questions regarding the proper completion of this application are to be directed to the Tioga County Assessment
Office by calling (570) 724-8117.

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1. This application must be completed and executed by all owners of the property for which application is being made. Should the property be titled in the name of a corporation, the application must be executed by the individual authorized by corporate resolution to do so. Should the property be titled to an entity other than a corporation, the application must be executed by an individual duly authorized to act on behalf of that entity. A copy of the appropriate corporate resolution or authorization must be attached to this application.
2. All signatures on this application must be notarized. This application may be filed in person or by mail with the Tioga County Assessment Office. The office address is: Attention: *Clean and Green*, Tioga County Courthouse, 118 Main Street, Wellsboro, Pennsylvania 16801.
3. Act 319 of 1974 was amended by Act 156 of 1998 and Act 235 of 2004, and requires that all NEW applications be RECEIVED by the Assessment Office on or before June 1st of the year immediately preceding the tax year for which the property owner wants to enroll the property. Exception: In a year when a county implements a county-wide reassessment, or a county-wide reassessment of enrolled land, the application deadline shall be extended to either a date 30 days after the final order of the county Board of Assessment Appeals, or by October 15 of the same year. This deadline is applicable regardless of whether judicial review of the order is sought.
4. A one-time application and recording fee for NEW *Clean and Green* applications must be remitted with this application, payable to the "Tioga County Treasurer." (There is no application fee for amended applications; however, a recording fee is due.) The fee schedule is listed below.
5. Once enrolled, if the landowner changes the use of the land to an ineligible use, roll back taxes, plus six percent simple interest, per year, will be charged against all parcels/deeds included in the application for up to six prior years of enrollment in the program. Landowners who request any portion of their land to be declared ineligible for *Use Value* assessment must attach a site map showing the location and boundaries of the proposed ineligible land.
6. Qualification for enrollment of your property into the *Clean and Green* preferential assessment program is determined by meeting the minimum requirements established for any one of three land use categories: Agricultural Use, Agricultural Reserve, or Forest Reserve. The specific eligibility requirements are described in the Tioga County *Clean and Green* booklet entitled, "Understanding the Clean and Green Program." The program is administered by the county. **ALL QUESTIONS MUST BE ANSWERED.** You may attach separate explanatory sheets should you feel your responses require additional detail.

This application complies with the uniform standards developed for use value assessment applications by the Commonwealth of Pennsylvania, Department of Agriculture - Form AAO-82. For more information, refer to Act 235 of 2004 and the Department of Agriculture's Rules and Regulations. You may obtain these documents from the Department of Agriculture.

O W N E R I N F O R M A T I O N	Property Identification Number (district, map, and parcel) <u>04-04.00-013C</u>			Daytime Telephone ()
	Last Name (individual or entity representative) <u>Benson</u>	First <u>Wendell R</u>	Initial <u></u>	Home Telephone ()
	Last Name (individual or entity representative) <u>Benson</u>	First <u>Rose</u>	Initial <u></u>	Land for which application is being made is owned by (✓): ☐ Individual ☐ Partnership ☐ Corporation ☐ Institution ☐ Cooperative ☐ Other (explain)
	Last Name (individual or entity representative)	First	Initial	
	Last Name (individual or entity representative)	First	Initial	
Entity: partnership, corporation, institution, cooperative, or other name (if applicable)				
Mailing Address - Street <u>486 Orebed Road</u>				
Mailing Address - City, State, ZIP <u>Mansfield, PA 16933</u>				
Location Address - Street, City, Town/Borough County School District <u>Memorial Gardens Rd. Charleston Twp Tioga Co. WASD</u>				

Received

SEP 30 2015

Tioga County
Assessment Office

CLEAN AND GREEN APPLICATION AND RECORDING FEES

☐ Application Fee (\$50) and Basic Recording Fee (\$18.50)	\$68.50
Supplemental Fees:	
☐ Each additional page over four	\$2.00
☐ Each additional name over four ("Tioga County" is considered a name)	50¢
☐ Each additional parcel number or lot	50¢
☒ Amendment	\$18.50
☐ Revocation	\$18.50

20.50

LAND INFO

- List the total number of acres represented on this application (if known). 45.43
- Is the land currently assessed under Act 515 (1985 P.L. 1292, No. 515) (16 P.S. § 11041 et seq.)? Yes ☒ No ☐
- Is the land in this application leased for minerals? Yes ☐ No ☒ except current gas lease
- Under which category do you intend to apply (check all that apply)?
 - ☒ **Agricultural Use** (Land in agricultural production for at least three years preceding the application for use-value assessment, and is either (1) comprised of 10 or more contiguous acres or (2) if less than 10 acres, is an individual tract of land contiguous to an eligible tract of land 10 acres or more in size or has anticipated yearly gross agricultural production income of at least \$2,000.)
 - ☐ **Agricultural Reserve** (Land that is open space land. In order to qualify, the land must be at least 10 contiguous acres in area, non-commercial, and must be open to the public for outdoor recreation or enjoyment of the land's scenic or natural beauty. The owner may not charge for public access to his or her property.)
 - ☐ **Forest Reserve** (Land that is presently stocked with trees such that the land is capable of producing annual growth of 25 cubic feet per acre, and the land is either (1) comprised of 10 or more contiguous acres, (2) if less than 10 acres, is an individual tract of land contiguous to an eligible tract of land 10 acres or more in size, or (3) if less than 10 contiguous acres, is used as a farm woodlot and adjoins land that is in agricultural use and has the same owner as the farm woodlot.)
- If you have documentation supporting soil types or timber types, such as a conservation plan or a forestry management plan, please supply copies of this information with your application. This is not, however, a requirement for submitting an application.
- For any additional land you own which might be eligible for use-value assessment, but for which you do not intend to apply, list amount of acreage.
- Has the land represented on this application been actively devoted to agricultural use for the past three (3) years? ☒ Yes ☐ No

Agricultural use is defined as "land which is used for the purpose of producing an agricultural commodity or is devoted to and meets the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the Federal government [at least 51% of tillable land must be farmed]."

SIGNATURE

The applicant for use-value assessment hereby agrees, if the application is approved for use-value assessment, to submit 30 days written notice to the County Assessor of a proposed change in use of the land, a change in ownership of any portion of the land, any type of division or conveyance of the land, or commencement of direct commercial sales of agriculturally-related products and activities on the enrolled land. The applicant for use-value assessment acknowledges that, if the application is approved for use-value assessment, it will remain in effect continuously until the land owner changes the use from the approved category or until an ineligible split or separation occurs. At that time, a roll-back tax, plus interest (72 P.S. § 5490.5a) shall be paid for a period not to exceed seven (7) years. All owners of record must sign this application in the presence of a notary.

The undersigned declares that this application, including all accompanying schedules and statements, has been examined by him, and to the best of his knowledge and belief is true and correct.

Owner Signature (Individual)	<u>Wendell R. Benson</u>	Date	<u>9/29/15</u>
Owner Signature (Individual)	<u>Rose Benson</u>	Date	<u>9/29/15</u>
Owner Signature (Individual)		Date	
Owner Signature (Individual)		Date	
Officer Signature (Entity: partnership, corporation, institution, cooperative, or other)		Date	

Received
SEP 30 2015

Tioga County
Assessment Office

NOTARY

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF TIOGA : SS.

On this, the 29th day of September, 2015, before me, a Notary Public, the herein signed, did personally appear Wendell R. Benson + Rose Benson

_____ known to me (or satisfactorily proven) to be the person whose name is sworn and subscribed and executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary: Please attach additional sheets, if needed.

Notary Public: Bobbi P. McCauley
My Commission Expires: _____

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Bobbi P. McCauley, Notary Public
Wellsboro Boro, Tioga County
My Commission Expires Feb. 22, 2019

Assessor's Signature: _____

Date: _____

**TIOGA COUNTY
RECORDER OF DEEDS**

Jane E. Wetherbee, Recorder

116 Main Street

Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**

**TIOGA COUNTY ASSESSMENT OFFICE
118 MAIN STREET
WELLSBORO, PA 16901**

Instrument Number - 201603603

Recorded On 4/21/2016 At 4:07:14 PM

*** Instrument Type - BREACH**

*** Total Pages - 2**

Invoice Number - 251077

*** Direct Party - TIOGA COUNTY**

*** Indirect Party - BENSON, WENDELL**

*** Customer - TIOGA COUNTY ASSESSMENT OFFICE**

*** FEES**

STATE WRIT TAX	\$0.50
RECORDING FEES	\$15.00
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$20.50

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Jane E. Wetherbee

**Jane E. Wetherbee
Recorder of Deeds**



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01849A



**TIOGA COUNTY BOARD OF REVISION
BREACH OF PREFERENTIAL ASSESSMENT
UNDER ACT 319 (Clean & Green)**

72 Purdon's § 5490.4 (d). Application for preferential assessments:

The approved application for preferential assessment shall be recorded by the county board for assessment appeals in the office of the recorder of deeds for the county in a preferential assessment docket. A breach of the preferential assessment shall also be recorded by the county board of assessment appeals in the office of recorder of deeds. The recorder shall charge a fee for the recordings in accordance with the acts relating to the imposition of fees by the recorder of deeds. The recorder of deeds may not impose a fee unless an application for preferential assessment is approved by the county board for assessment appeals. The fee for recording the breach of the preferential assessment shall be added onto the total of the roll-back taxes due and shall be paid by the owner of the property.

1. Current Owner(s): Wendell Benson
Rose Benson

2. Mailing Address: 486 Orebed Road
Mansfield PA 16901

3. Parcel(s) affected by the breach of preferential assessment under Act 319 is/are located in the County of Tioga and further identified as followed:

Charleston Twp	04/04.00/013C//000	Wellsboro Area SD	<u>47.43</u>
Charleston Twp	04/04.00/085//000	Wellsboro Area SD	<u>98.00</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
(Twp/Boro)	(Tax Map #)	(School Dist)	(Acreage)

4. Original Application is dated 1/13/1990 and recorded in Tioga County Register and Records Office. Please list the Deed Book and Page or Instrument Number 199000626

5. Reason for breach (explain)

6. Total Roll-back \$ 366.65

Josh Zeyn, CPE
Tioga County Chief Assessor/Assistant Chief Assessor

N COMMONWEALTH OF PENNSYLVANIA
O COUNTY OF TIOGA

T
A On this, the 5 day of February, 2016 before me, a Notary Public, the herein
R signed, did personally appear Josh Zeyn, CPE
Y

Known to me (or satisfactorily proven to be the person whose name is sworn and subscribed and executed the same for the purposes therein contained.

IN WITNESS WHERE OF, I have hereunto set my hand and notarial seal

Notary: Please attach additional
Sheets if needed

Notary Public: Josh Zeyn, CPE
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA (SEAL)
Notarial Seal
Kenneth R. Raymond Jr., Notary Public
Wellsboro Boro, Tioga County
My Commission Expires March 31, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

8-20.5

TIOGA COUNTY RECORDER OF DEEDS

Jane E. Wetherbee, Recorder

116 Main Street

Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**

BLUE RIDGE COMMUNICATIONS

PO BOX 215

PALMERTON, PA 18071

Instrument Number - 202309007

Recorded On 10/27/2023 At 2:10:45 PM

* Instrument Type - RIGHT OF WAY

* Total Pages - 3

Invoice Number - 312039

* Direct Party - BENSON, WENDELL

* Indirect Party - BLUE RIDGE CABLE TECHNOLOGIES INC

* Customer - BLUE RIDGE COMMUNICATIONS

*** FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES	\$13.00
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$58.75

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Jane E. Wetherbee
Jane E. Wetherbee
Recorder of Deeds



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023360



BLUE RIDGE CABLE TECHNOLOGIES, INC.
RIGHT-OF-WAY AGREEMENT FOR INDIVIDUALS

Property ID Number: 04-04.00-085

The UNDERSIGNED, intending to be legally bound, hereby grants unto BLUE RIDGE CABLE TECHNOLOGIES, INC. its successors, assigns and lessees, the right to construct, reconstruct, operate and maintain its facilities, consisting of overhead and/or underground communication facilities including aerial wires, cables, fixtures, poles and apparatus upon, across, over, under and along the property which the undersigned owns or has any interest located 562 Gas Company Road situate in the township of Charleston, County of Tioga Commonwealth of Pennsylvania; and along the public highways adjoining the said property, including the right of ingress and egress to and from the said lines for any of the aforesaid purposes; and the privileges usually incidental to such right of way granted to public utility companies. Also the right to remove brush, trim and cut trees along said lines which in the judgement of said Company menace the said lines with permission of the landowner; and also the right to permit attachments of facilities, wires and cables of any other person or company to said poles. The said Company, its successors and assigns shall not be limited in its or their enjoyment of the rights hereby granted as may be first constructed, but shall have at all times in the future the right to construct, operate, maintain and from time to time to reconstruct additional wires, cables, fixtures and apparatus upon, across, over, under and along the subject property. Any pole or facilities erected hereunder along a highway, whether within or outside the highway limits, may, without the payment of further consideration, be relocated to conform to new or relocated highway limits.

IN WITNESS WHEREOF, the undersigned has caused the execution hereof, this
28th day of September, 2023.

at 562 Gas Company Road
Wellsboro, PA 16901

P.O. Address

Signed, sealed and delivered in the presence of:

_____	<u>x Wendell Benson</u> (SEAL)
_____	Wendell Benson
_____	<u>Deceased</u> <u>hrc</u> (SEAL)
_____	Rose Benson
_____	_____ (SEAL)
_____	_____ (SEAL)

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Tioga

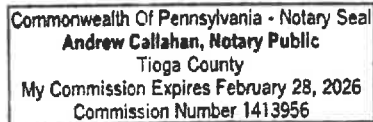
On this the 28TH day of September, 2023 before me, the undersigned officer,
Personally appeared: Wendell Benson and Rose Benson - Deceased ^{AK}
known to me (or proven) to be the person(s) whose name(s) subscribed to the within instrument,
and acknowledged that they executed the same for the purposes contained therein.

In witness Whereof, I have hereunto set my hand and Official Seal

My commission expires: 2/28/2026

Notary Seal:

Andrew Callahan
Notary Public



COPY

INSTRUMENT INDEX REPORT - Tioga County, PA

Inst. #: 201103266 Type: ROW Recorded: Mar 22, 2011 3:54:14 PM Total Pages: 4 File Number: No Reference Instrument Information Tax Basis: \$52,000.00

Indirect Par EQT GATHERING OF PENNSYLVANIA LLC

Information:
Direct Party BENSON, WENDELL
BENSON, ROSE

Locations:	PIN Not Used	Municipality	Book	Page	Verified
Notations:	1 - N/A	CHARLESTON TOWNSHIP			
	Instrument #				
	1 - 201112580				Y
	2 - 202004148				Y
	3 - 202006246				Y
	4 - 202202111				Y
	5 - 202202112				Y
	6 - 202202114				Y
	7 - 202310715				Y
	Inst Type				
	ASGN				
	ASGN				
	MORT				
	ASGN				
	MORT				
	MORT				
	ASGN				

**TIOGA COUNTY
RECORDER OF DEEDS**

Jane E. Wetherbee, Recorder

116 Main Street
Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**

EQT MIDSTREAM
455 RACETRACK ROAD SUITE 101
WASHINGTON, PA 15301
ATTN: DON JUDA

Instrument Number - 201103266
Recorded On 3/22/2011 At 3:54:14 PM
* Instrument Type - RIGHT OF WAY
* Total Pages - 4
Invoice Number - 176397
* Direct Party - BENSON, WENDELL
* Indirect Party - EQT GATHERING OF PENNSYLVANIA LLC
* Customer - EQT MIDSTREAM

*** FEES**

STATE TRANSFER TAX	\$520.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$23.50
RECORDING FEES	\$13.00
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
WELLSBORO AREA SCHOOL	\$260.00
REALTY TAX	
CHARLESTON TOWNSHIP	\$260.00
TOTAL PAID	\$1,082.00

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Jane E. Wetherbee
Jane E. Wetherbee
Recorder of Deeds



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010044



PIPELINE EASEMENT AND RIGHT OF WAY

This **PIPELINE EASEMENT AND RIGHT OF WAY AGREEMENT** ("Agreement") is made and entered into this 1st day of November, 2010, by and between Wendell Benson and Rose Benson, his wife of 486 Orebed Rd. Mansfield, PA 16933 and their heirs, successors, assigns, and representatives, hereinafter referred to (whether singular or plural) collectively as **GRANTOR**, and **EQT Gathering of Pennsylvania, LLC**, a Pennsylvania limited partnership, with an office located at 625 Liberty Avenue, Suite 1700, Pittsburgh, Pennsylvania 15222, its successors, assigns, agents, contractors and affiliates, hereinafter referred to collectively as **GRANTEE**.

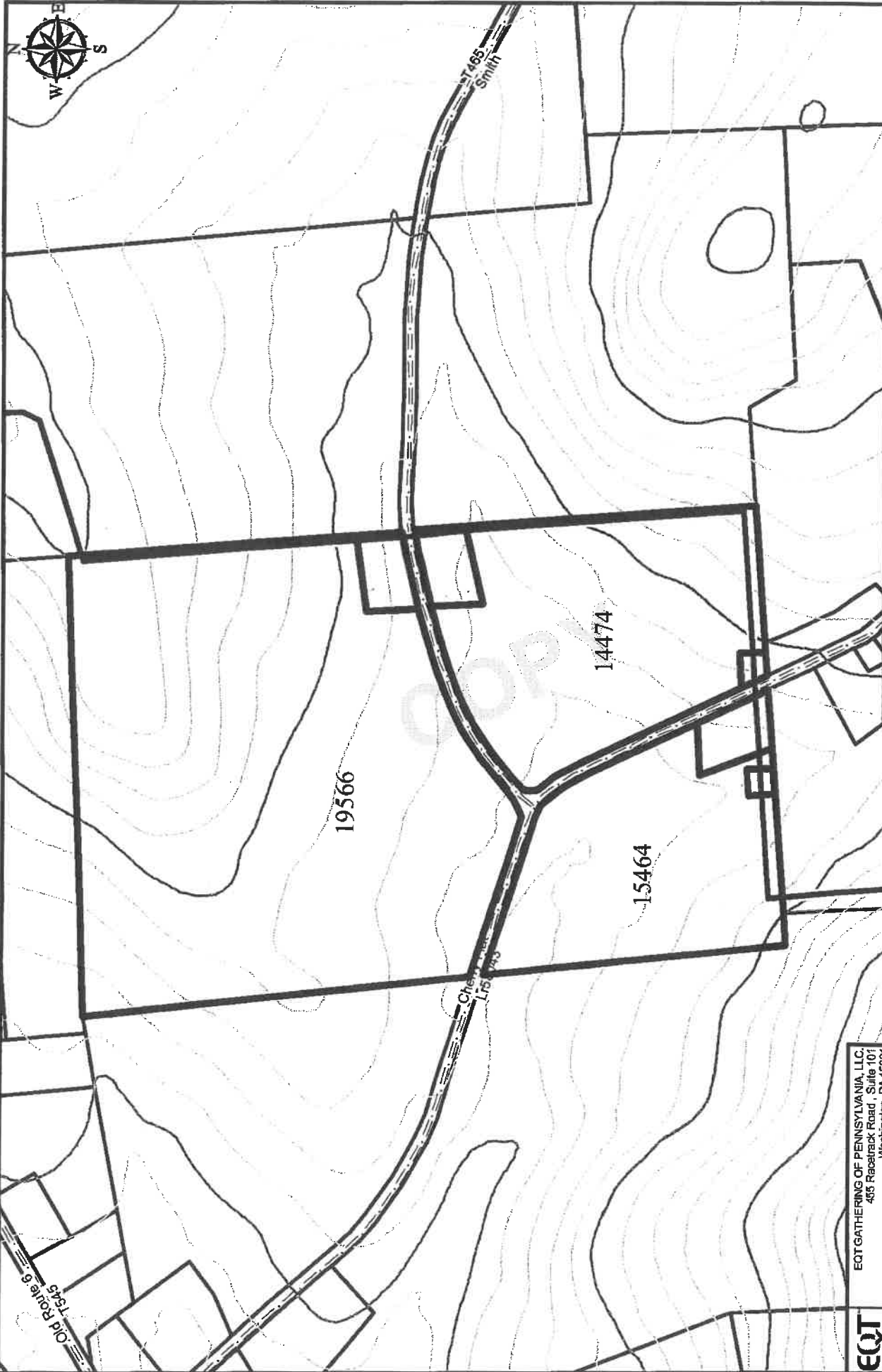
For and in consideration of the sum of One Thousand Dollars (\$1,000.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, this 1st day of November, 2010, Grantor, hereby grants and conveys, to Grantee, an exclusive option (the "Option") for a period of ~~five~~ twelve (12) months beginning on the date hereof (the "Option Period"; as may be extended pursuant to the below terms), to acquire a "Easement and Right of Way." The "Easement and Right of Way" shall mean a perpetual right of way and easement to lay, construct, maintain, operate, renew, alter, improve, protect, repair, replace, and remove a pipeline for the transportation of oil, natural gas, and their byproducts, and other liquids, gases, and solids, together with all necessary or convenient rights, equipment and appurtenances thereto, including devices for cathodic protection, over, upon and across the lands of the Grantor lying, in Charleston Township, Tioga County, Pennsylvania, which lands or part thereof were conveyed to Grantor from Fred W. Wagner and F. Helen Wagner, husband and wife by deed / will dated the 20th day of September, 1971, and recorded in Deed Book 344, Page 422, in the Office of the Recorder of Deeds; and the right of ingress and egress to and from said Easement and Right of Way and to use the Easement and Right of Way herein granted for purposes of accessing and/or transporting pipe, people, materials, machinery, and equipment to and from other lands. The Easement and Right of Way's centerline is more generally described on Exhibit A attached hereto.

Grantee may extend the Option Period for an additional ~~twelve~~ twelve (12) months upon payment of the sum of One Thousand Dollars (\$1,000.00) to Grantor before the expiration of the initial Option Period, said amount, if paid, shall be credited against the total consideration due to Grantor as stated hereinafter. Upon execution of this Agreement, the attached Memorandum of Option shall be recorded in the County where the property is located. During the Option Period, Grantee shall have the right to enter onto the property for the purpose of surveying and other activities that are reasonably necessary to determine whether it wishes to exercise the Option. If, at any time prior to the exercise of the Option, Grantee learns that Grantor owns a lesser interest than the entire title in the property, all payments provided herein shall be paid to the Grantor only in that proportion which Grantor's interest bears to the entire title to the Property. Grantor shall not sell, lease, transfer, grant, convey, assign, encumber, or mortgage the property during the Option Period unless the same is expressly made servient and subordinate to this Agreement.

Grantee may exercise the Option in its discretion as follows: During the Option Period, Grantee shall send Grantor written notification of its election to exercise the Option, along with delivery of any remaining payment due under this agreement. The total consideration due to Grantor under this Agreement shall be Fifty-Two Thousand Dollars, (\$52,000.00), which shall be less any options payments made in accordance with this Agreement. Upon mailing of the notice and payment, the Option shall be deemed automatically exercised and the Easement and Right of Way along with all other rights, interests, and privileges stated herein shall be granted and conveyed with covenants of general warranty by operation of this Agreement by Grantor to Grantee immediately and Grantee shall record this Agreement in the aforesaid Clerk's office. This Agreement shall not be recorded until the Option has been exercised and it shall be notice that the Option has been exercised once this Agreement has been recorded. In the event that this Option is not exercised by Grantee, Grantor shall be entitled to retain the payment made to Grantor hereunder unless Grantor has breached this Agreement.

It is understood and agreed by Grantor and Grantee that the Easement and Right of Way shall be sufficient in width, but in no event more than fifty (50) feet in width, for the purposes of the laying, construction, maintenance, operation, renewal, alteration, improvement, protection, repair, replacement and removal of the pipeline and full and unimpeded access

thereto. Grantee shall have a temporary easement of twenty five (25) feet on either side of the permanent Easement and Right of Way for all activities related to the laying, construction, and maintenance of the pipeline. No structures, equipment, buildings, or obstructions shall be placed or maintained and no earth shall be removed from or filled upon



PROPOSED PIPELINE LENGTH: _____

PROPOSED ACCESS ROUTE LENGTH: _____

TEMPORARY WORK SPACE: _____

GRANTOR: *Karen Benson*
W. Benson

DISCLAIMER:
 ALL INFORMATION DEPICTED ON THIS MAP SHALL BE TREATED AS CONFIDENTIAL INFORMATION AND NOT BE USED FOR ANY PURPOSE FOR WHICH IT WAS PROVIDED, ANY OTHER USE OF THIS MAP OR THE INFORMATION CONTAINED HEREIN IS AT THE USER'S RISK. DATA SHOWN ON THIS MAP IS FOR INFORMATION PURPOSES ONLY AND SHALL NOT BE RELIED UPON FOR THE SPECIFIC LOCATION OF WELLS, TIEBACKS, STRUCTURES, FACILITIES, LEASES, OR OTHER INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO THE ACCURACY OF THIS MAP AND ANY INFORMATION AND ANY INFORMATION, LOCATION OR LOCATION OF THE INFORMATION, INCLUDING ANY WELL, PIPELINE, STRUCTURAL FACILITY OR LEASE BOUNDARY, SHOULD BE DETERMINED BY A FIELD SURVEY PERFORMED BY A PROFESSIONAL SURVEYOR. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO THE ACCURACY OF THIS MAP AND ANY INFORMATION AND ANY INFORMATION, LOCATION OR LOCATION OF THE INFORMATION, INCLUDING ANY WELL, PIPELINE, STRUCTURAL FACILITY OR LEASE BOUNDARY, SHOULD BE DETERMINED BY A FIELD SURVEY PERFORMED BY A PROFESSIONAL SURVEYOR. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO THE ACCURACY OF THIS MAP AND ANY INFORMATION AND ANY INFORMATION, LOCATION OR LOCATION OF THE INFORMATION, INCLUDING ANY WELL, PIPELINE, STRUCTURAL FACILITY OR LEASE BOUNDARY, SHOULD BE DETERMINED BY A FIELD SURVEY PERFORMED BY A PROFESSIONAL SURVEYOR.



EQT
 EOT GATHERING OF PENNSYLVANIA, LLC
 455 Ragsdale Road, Suite 101
 Washington, PA 15301

EXHIBIT A

TRACT # 19566, 15464, 14474
 LINE: TIOGA PIPELINE

TIOGA CO PA	DATE: 02/09/2011
DRAWN BY:	SCALE: 1"
DRAFTED BY:	

said Easement and Right of Way by Grantor or its heirs, agents, or assigns or any person not working on behalf of Grantee or its successors or assigns. Grantee shall have the right to maintain said Easement and Right of Way by removing, mowing, and cutting all trees, limbs, undergrowth and brush which, in the judgment of the Grantee, might interfere with the use of said Easement and Right of Way. Grantor shall not operate or allow to be operated any heavy machinery or equipment along or over the Easement and Right of Way without proper one-call notification and written approval from Grantee.

Grantee, its successors or assigns, is further granted the right to replace all or any part of the pipeline or any portion thereof by laying such replacement not more than fifteen (15) feet from the section of pipeline being replaced. Grantee, its successors and assigns, is also given the right to increase or decrease the diameter of any replacement pipe.

~~For the consideration herein recited Grantors does hereby give, grant, and convey unto Grantee, its successors and assigns, a further right at any time or from time to time, to lay, maintain, operate, renew, alter, improve, protect, repair and remove one additional pipeline, and all necessary equipment and appurtenances thereto, as it may desire upon the payment, for each additional pipeline to be laid of an amount equal to the amount of consideration paid for the Easement and Right of Way herein granted. Any additional line to be laid approximately parallel to the first line laid.~~ *rem*

Grantee has negotiated a prepayment for surface damages associated with the construction and laying of the pipeline, and also agrees to pay the Grantor for any surface damages (defined solely as surface damage or injury to growing crops, trees, and fences) upon said land that occur after the reclamation of the pipeline's construction which are caused by entry of Grantee on the land thereon for the exercise of the rights herein granted. If such future surface damages are not mutually agreed upon, then the same are to be mediated by the parties before a mediation panel of three qualified disinterested persons, one to be appointed by the said Grantor, one by the Grantee, and the third by the two so appointed.

The Grantor herein declares that the value of the interest in the real estate transfer herein, to the best of its knowledge and belief, is \$ _____

TO HAVE AND TO HOLD the said Easement and Right of Way unto Grantee, its successors and assigns. IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

WITNESS:

GRANTOR:

Wendell Benson
Wendell Benson

Rose Benson
Rose Benson

STATE OF PENNSYLVANIA
COUNTY OF BRADFORD

I, A. Lee Talbott, a Notary Public, in and for said State and County, do hereby certify that Wendell Benson and Rose Benson, his wife, personally known to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person in the state and county aforesaid, and acknowledged and delivered the said instrument to be their free act and deeds for uses and purposes therein set forth. Given under my hand this 1st day of November, 2012. My Commission expires: 9-11-2013

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
A. Lee Talbott - Notary Public
SAYRE BORO., BRADFORD COUNTY
MY COMMISSION EXPIRES SEP 11, 2013

A. Lee Talbott
Notary Public

This instrument was created in blank by Benjamin M. Sullivan, Esq., EQT Gathering of Pennsylvania, LLC., 1710 Pennsylvania Avenue, Charleston, WV 25302.

**TIOGA COUNTY
RECORDER OF DEEDS**

Jane E. Wetherbee, Recorder

116 Main Street
Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**

**EQT MIDSTREAM
455 RACETRACK ROAD SUITE 101
WASHINGTON, PA 15301
ATTN: DON JUDA**

Instrument Number - 201102281

Recorded On 2/25/2011 At 2:51:18 PM

*** Instrument Type - DECLARATION**

*** Total Pages - 3**

Invoice Number - 174938

*** Direct Party - EQT GATHERING OF PENNSYLVANIA LLC**

*** Indirect Party - COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION**

*** Customer - EQT MIDSTREAM**

*** FEES**

STATE WRIT TAX	\$0.50
RECORDING FEES	\$13.00
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$18.50

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Jane E. Wetherbee
Jane E. Wetherbee

Recorder of Deeds



THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

00FD76



DECLARATION OF COVENANT RUNNING WITH LAND

For use with Indemnification Agreement (Form M-945I or M-950I)

WHEREAS, WENDELL AND ROSE BEASON is the owner
of property located in CHARLESTON City/Borough/Township,
TIOGA County, Commonwealth of Pennsylvania (Tax Map Block and
Lot No. 04-04.00-085.000 on the tax map for TIOGA County) by deed from
FRED W. WAGNER, dated 9-20-1971 and recorded
9-21-1971 (Previous Owner Name) in the TIOGA County Recorder's Office in Deed
Book 344 (Date) Page 422-425 (the "Property"); and,
(Book Number) (Page Number)

WHEREAS, the WEST boundary of the Property runs along the
(Direction, N, NE, W, SE, etc.)
centerline of State Route ("S.R.") 4035; and,

WHEREAS, the Commonwealth of Pennsylvania, acting through the Department of Transportation
("Department") maintains exclusive jurisdiction and control over S.R. 4035.

NOW, THEREFORE, for and in consideration of the Department's Issuance of a Highway Occupancy
Permit (HOP) to EQT GATHERINGS OF PENNSYLVANIA LLC pursuant to 36 P.S. §670-420, the State Highway Law,
(Owner)
said owner covenants as follows:

1. The Department intends to issue a HOP to EQT GATHERINGS OF PENNSYLVANIA, LLC
(Owner)
for S.R. 4035 CHARLESTON City/Borough/Township,
TIOGA County, under Application Number 280502
incorporated herein by this reference and on file in the offices of the Department, Engineering District 3 -- 0.

2. Any and all subsequent purchasers, heirs, assigns or transferees of any legal or beneficial
interest in the Property take such interest subject to the obligations, duties, responsibilities and restrictions
imposed upon EQT GATHERINGS OF PENNSYLVANIA LLC in the Indemnification Agreement executed by
(Owner)
RALPH D. DEER on FEBRUARY 14, 2011.
(Name)

IN WITNESS WHEREOF, EQT GATHERINGS OF PENNSYLVANIA LLC has caused
(Owner)
these presents to be duly executed on FEBRUARY 14th, 2011.
[seal] EQT Gathering of Pennsylvania LLC
By: Ralph D. Deer
Name: RALPH D. DEER
Title: VP LAND

STATE OF Pennsylvania
COUNTY OF WASHINGTON
Subscribed and sworn/affirmed to before
me this 14 day of FEBRUARY, 2011.
Donald R. Juda
Notary Public
My commission expires: MARCH 14th 2013

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Donald R. Juda, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires March 14, 2013
Member, Pennsylvania Association of Notaries

*Note: This form must be recorded in the County's Grantor/Grantee Index.

NOTARY INFORMATION

THE NOTARY PUBLIC LAW REQUIRES THAT THE NOTARY'S RUBBER STAMP SEAL BE IMPRESSED NEAR HIS OR HER SIGNATURE. THE RUBBER STAMP SEAL IMPRESSION MAY NOT OVERLAP THE NOTARY'S SIGNATURE, OR THE EMBOSING SEAL IMPRESSION

Commonwealth of Pennsylvania

ss:

County of Tioga

On this, the 14th day of February, 2011

Before me, Donald R. Juda the undersigned
(Name of Officer/Notary Public)

a NOTARY PUBLIC, personally appeared _____
(Officer/Notary Public)

RALPH D. DEER, VP of Land Ac. EQT Gathering of Pennsylvania LLC
(individual name(s) that appeared before you)
known (or satisfactorily proven) to me to be the person(s) whose name(s)

IS subscribed to the within instrument and
(is/are)
acknowledged to me that He executed the same for the
(he/she/they)
purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

Donald R. Juda
(Signature of Officer/Notary Public)

NOTARY IMPRESSION STAMP

NOTARY SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Donald R. Juda, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires March 14, 2013
Member, Pennsylvania Association of Notaries

Please put Impression Stamp only in the above space

Please put Notary Seal only in the above space

**TIOGA COUNTY
RECORDER OF DEEDS**

Jane E. Wetherbee, Recorder

116 Main Street
Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**

EQT MIDSTREAM
455 RACETRACK ROAD
SUITE 101
WASHINGTON, PA 15301
ATTN: DON JUDA

Instrument Number - 201102545

Recorded On 3/4/2011 At 3:36:51 PM

* Instrument Type - DECLARATION

* Total Pages - 3

Invoice Number - 175349

* Direct Party - EQT GATHERING OF PENNSYLVANIA LLC

* Indirect Party - COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION

* Customer - EQT GATHERING LLC

*** FEES**

STATE WRIT TAX	\$0.50
RECORDING FEES	\$13.00
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$18.50

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Jane E. Wetherbee

Jane E. Wetherbee
Recorder of Deeds



THIS IS A CERTIFICATION PAGE

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* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

00FE33



DECLARATION OF COVENANT RUNNING WITH LAND

For use with Indemnification Agreement (Form M-945I or M-950I)

WHEREAS, WENDELL AND ROSE BENSON is the owner
of property located in CHARLESTON City/Borough/Township,
TLOGA County, Commonwealth of Pennsylvania (Tax Map Block and
Lot No. 04-04.00-085.000 on the tax map for TLOGA County) by deed from
FRED W. WAGNER, dated 9-20-1971 and recorded
(Previous Owner Name)
9-21-1971 in the TLOGA County Recorder's Office in Deed
(Date)
Book 344, Page 422-425 (the "Property"); and,
(Book Number) (Page Number)

WHEREAS, the EAST boundary of the Property runs along the
(Direction, N, NE, W, SE, etc.)
centerline of State Route ("S.R.") 4035; and,

WHEREAS, the Commonwealth of Pennsylvania, acting through the Department of Transportation
("Department") maintains exclusive jurisdiction and control over S.R. 4035.

NOW, THEREFORE, for and in consideration of the Department's issuance of a Highway Occupancy
Permit (HOP) to EQT GATHERING OF PENNSYLVANIA LLC pursuant to 36 P.S. §670-420, the State Highway Law,
(Owner)
said owner covenants as follows:

1. The Department intends to issue a HOP to EQT GATHERING OF PENNSYLVANIA, LLC
(Owner)
for S.R. 4035, CHARLESTON City/Borough/Township,
TLOGA County, under Application Number 280502
incorporated herein by this reference and on file in the offices of the Department, Engineering District 3 -- 0.

2. Any and all subsequent purchasers, heirs, assigns or transferees of any legal or beneficial
interest in the Property take such interest subject to the obligations, duties, responsibilities and restrictions
imposed upon EQT GATHERING OF PENNSYLVANIA LLC in the Indemnification Agreement executed by
(Owner)
RALPH D. DEER on FEBRUARY 14, 2011.
(Name)

IN WITNESS WHEREOF, EQT GATHERING OF PENNSYLVANIA LLC has caused
(Owner)
these presents to be duly executed on FEBRUARY 14th, 2011.
EQT Gathering of Pennsylvania, LLC

[seal]

ATTEST:

Donald R. Juda

By: Ralph D. Deer
Name: RALPH D. DEER
Title: VP LAND

STATE OF PENNSYLVANIA
COUNTY OF WASHINGTON
Subscribed and sworn/affirmed to before
me this 14 day of FEBRUARY, 2011.

Donald R. Juda
Notary Public
My commission expires: MARCH 14th 2013

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Donald R. Juda, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires March 14, 2013
Member, Pennsylvania Association of Notaries

*Note: This form must be recorded in the County's Grantor/Grantee Index.

NOTARY INFORMATION

THE NOTARY PUBLIC LAW REQUIRES THAT THE NOTARY'S RUBBER STAMP SEAL BE IMPRESSED NEAR HIS OR HER SIGNATURE. THE RUBBER STAMP SEAL IMPRESSION MAY NOT OVERLAP THE NOTARY'S SIGNATURE, OR THE EMBOSSING SEAL IMPRESSION

Commonwealth of Pennsylvania

SS:

County of Tioga

On this, the 14th day of February, 2011

Before me, DONALD R. JUDA the undersigned
(Name of Officer/Notary Public)

a NOTARY PUBLIC, personally appeared _____
(Officer/Notary Public)

RALPH D. DEER, VP of Land for EOT Gatherings of Pennsylvania LLC
(individual name(s) that appeared before you)
known (or satisfactorily proven) to me to be the person(s) whose name(s)

is subscribed to the within instrument and
(is/are)
acknowledged to me that he executed the same for the
(he/she/they)
purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

Donald R. Juda
(Signature of Officer/Notary Public)

NOTARY IMPRESSION STAMP

NOTARY SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Donald R. Juda, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires March 14, 2013
Member, Pennsylvania Association of Notaries

Please put Impression Stamp only in the above space

Please put Notary Seal only in the above space

TIOGA COUNTY RECORDER OF DEEDS

Jane E. Wetherbee, Recorder

116 Main Street
Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**

EAST RESOURCES
301 BRUSH CREEK RD
WARRENDALE, PA 15086

Instrument Number - 201007965

Recorded On 7/6/2010 At 10:27:50 AM

* Instrument Type - RIGHT OF WAY

* Total Pages - 5

Invoice Number - 160287

* Direct Party - BENSON, WENDELL

* Indirect Party - EAST RESOURCES INC

* Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$23.50
RECORDING FEES	\$15.00
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$44.00

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Jane E. Wetherbee

Jane E. Wetherbee
Recorder of Deeds



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R15965-PA
w/E
Wellsboro P/L**RIGHT OF WAY AGREEMENT****STATE OF PENNSYLVANIA:****COUNTY OF TIOGA**

For and in consideration of One Dollar (\$1.00) to Grantor(s) in hand paid, the receipt of which is hereby acknowledged, Wendell and Rose Benson

hereinafter called the "Grantor" hereby grant unto EAST RESOURCES, INC. of 301 Brush Creek Road, Warrendale, PA 15086, phone: (724) 772-8600, hereinafter called the "Grantee", its successors and assigns, the right to lay, maintain and remove a pipeline(s) over and through the premises hereinafter described and to maintain, operate, repair, replace and remove the same together with valves, drips, measuring equipment, and other necessary appurtenances, along with the right to install, maintain, operate, repair, replace and remove the same.

Said lands are located in Charleston Township Tioga County, Pennsylvania, and are the premises bounded and described as follows:

On the North by the lands of: Wendell and Rose Benson

On the East by the lands of Elinor P. Kantz

On the South by the lands of: Edward Signor and Chester Sherant

On the West by the lands of Robert N. Dunham, David and Andrea Pfisterer

Tax Map Number: 04-PL04-085

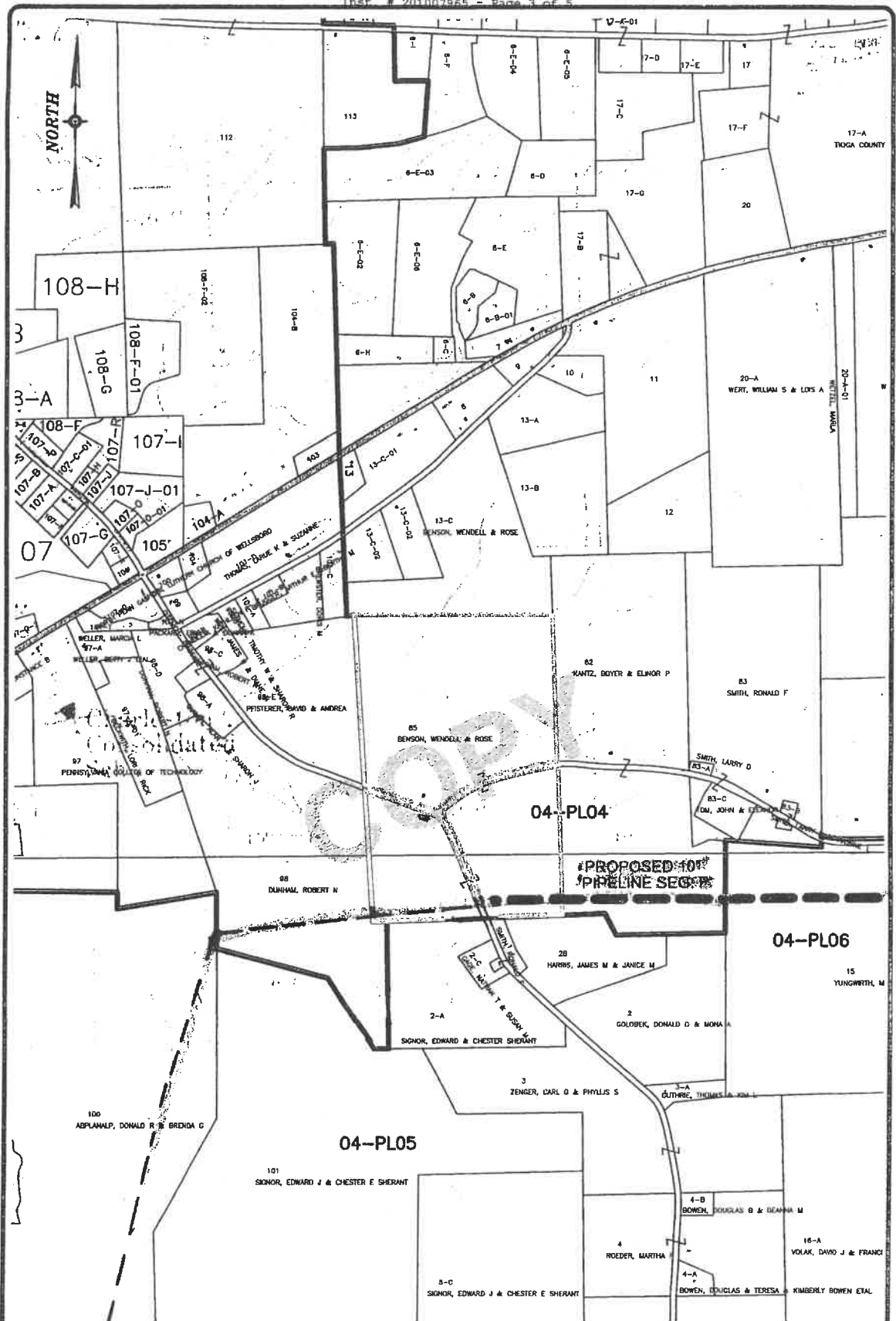
being all the property owned by Grantor or to which the Grantor may have any rights in said Township, containing 98 acres, more or less.

Grantor hereby grants to Grantee the right of ingress and egress to and from the pipeline right-of-way, and Grantor shall fully use and enjoy said premises, except for the purposes hereinbefore granted to said Grantee. Said pipeline right-of-way area shall be a strip of land 25 feet wide, being 12.5 feet on each side of the center of the pipeline, unless and to the extent that the pipeline is installed nearer than 12.5 feet to a boundary of the premises, in which case the right-of-way shall extend from the boundary on the near side to 12.5 feet on the other side of the pipeline, or the pipeline is installed on an adjoining tract, in which case the right-of-way area shall extend from the boundary into landowner's lands to a point 12.5 feet from the pipeline. Grantee shall have the right to change the location of an installed pipeline and permanent right-of-way area as may be necessary or advisable as the result of any conditions or events beyond its control, such as coal mining activities, ground slips, floods, road construction or relocation, or the like. In addition to the permanent right-of-way area as previously described, Landowner grants grantee a temporary easement 25 feet on either side of and adjoining the permanent pipeline right-of-way, for the purpose of enabling Grantee to initially construct the pipeline, or to later relocate the pipeline or lay additional pipelines and to conduct all activities incident thereto, including but not limited to restoration or clean-up activities. Each time a temporary construction easement is utilized, Grantee shall pay for damages caused to said property for said construction activities.

Said pipeline(s) shall be buried, at the request of said Grantor, so as not to interfere with the cultivation of the land, and said Grantee shall pay reasonable damages which, if any, may arise to crops, fences, buildings, and drain tile from laying, operating, maintaining, repairing, replacing and removing said pipelines(s). Any damages, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by the said Grantor(s), one by the Grantee, and a third by the two so appointed, and the award of such three persons shall be final and conclusive: each party shall pay the cost of their appraiser and shall share the cost of the third appraiser. Grantee is further granted the right from time to time to lay an additional pipeline or pipelines alongside of, or to connect with, the first pipeline or another pipeline as herein provided. Grantee has the right to change the size of and replace any pipeline: damages, if any, to crops, buildings, drain tile and fences in making such change or replacement to be paid by the Grantee.

Timber to be addressed as per Paragraph above

All payments hereunder may be made to Grantor by check made payable to the order of and mailed and delivered to Wendell & Rose Benson 486 Orbed Rd Mansfield PA 16933 who is hereby authorized to receive and receipt for the same.



LEGEND

- PROPOSED PIPELINE
- PROPOSED PIPELINE REVISED
- PARCEL FOR ROW
- COUNTY LINES
- TOWNSHIP LINES
- TAX PARCELS/SHEETS

APPROXIMATE PROPOSED PIPELINE = 1700'

EAST
RESOURCES INC.

1 INCH = 1000 FEET.

**PROPOSED PIPELINE
BENSON PARCEL
04-PL04-85
SHT 1069**

Located fwn.: CHARLESTON	Co.: TIOGA	State: PA
Scale: 1" = 1000' Dwn By: GSCHAEFFER Dwn Date: 10/7/08		
CAD File: SEG F CONNECTION N TO S PLAT ROW SHT 1061-1070		

REV-183 EX (11-04)


 COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF REVENUE
 BUREAU OF INDIVIDUAL TAXES
 PO BOX 280603
 HARRISBURG PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid	
Book Number	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name EAST RESOURCES, INC.		Telephone Number: (724) 772-6851	
Street Address 190 THORN HILL RD.	City WARRENDALE	State PA	Zip Code 15086

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s) WENDELL & ROSE BENSON		Grantee(s)/Lessee(s) EAST RESOURCES, INC.	
Street Address 486 OREBED RD.		Street Address 190 THORN HILL RD.	
City MANSFIELD	State PA	Zip Code 16933	City WARRENDALE
			State PA
			Zip Code 15086

C. PROPERTY LOCATION

Street Address N/A		City, Township, Borough CHARLESTON	
County TIOGA	School District N/A	Tax Parcel Number 04-PL04-085	

D. VALUATION DATA

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 0.00	5. Common Level Ratio Factor X 0	6. Fair Market Value = 0.00

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Interest Conveyed 0
--	---

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession
☐ Transfer to Industrial Development Agency.
☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
☒ Other (Please explain exemption claimed, if other than listed above.) **EXEMPT UNDER SECTION 1102-C.3 ACT 77 OF 1986.**

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <i>James James</i>	Date 07/01/2010
---	---------------------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

It is understood that this grant contains and expresses all the agreements and obligations of the Grantee in regard to the subject matter hereof and no covenant, agreement or obligation not expressed herein shall be imposed upon the Grantee: and this grant shall be binding upon the Grantor and Grantee and shall inure to benefit of their respective heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands this 7 day of November, 2008.

WITNESSES:

Terry L. Bryant
Terry L. Bryant

GRANTOR:

Wendell Benson
Rose Benson

GRANTEE:

East Resources, Inc.

By:

Terry L. Bryant
Terry L. Bryant
Agent for East Resources, Inc.

INDIVIDUAL ACKNOWLEDGEMENT

~~COMMONWEALTH~~
STATE OF Pennsylvania
COUNTY OF Tioga

On this, the 7th day of November, 2008, before me Douglas E. Thompson, the undersigned officer, personally appeared Wendell Benson and Rose Benson

known to me (or satisfactorily proven) to be the person(s) whose name(s) he/she/they subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Douglas E. Thompson, Notary Public
Charleston Twp., Tioga County
My Commission Expires Aug. 29, 2009
Member, Pennsylvania Association of Notaries

Douglas E. Thompson
Notary Public

CORPORATE ACKNOWLEDGEMENT

~~COMMONWEALTH~~
STATE OF Pennsylvania
COUNTY OF Tioga

On this, the 7 day of November, 2008, before me notary public, the undersigned officer, personally appeared Terry L. Bryant, who acknowledged himself/herself to be the agent of East Resources, Inc., and that he as such agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as agent

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Adam D. Blint
Notary Public

My commission expires:

Page 2 of 2

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Adam D. Blint, Notary Public
Kane Boro, McKean County
My Commission Expires Oct. 19, 2011
Member, Pennsylvania Association of Notaries

SHT 1069

TIOGA COUNTY RECORDER OF DEEDS

Jane E. Wetherbee, Recorder

116 Main Street

Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**

EAST RESOURCES
190 THORN HILL ROAD
WARRENDALE, PA 15086

Instrument Number - 201109038

Recorded On 8/16/2011 At 10:33:13 AM

* Instrument Type - NOTICE OF ASSESSMENT

* Total Pages - 2

Invoice Number - 186539

* Grantor - BENSON, WENDELL

* Grantee - EAST RESOURCES INC

* Customer - EAST RESOURCES

*** FEES**

STATE WRIT TAX	\$0.50
RECORDING FEES	\$34.50
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
WELLSBORO AREA SCHOOL	\$17.73
REALTY TAX	
CHARLESTON TOWNSHIP	\$17.73
TOTAL PAID	\$75.46

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Jane E. Wetherbee

Jane E. Wetherbee
Recorder of Deeds



THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

010D65



PA Department of Revenue
Bureau of Individual Taxes
PO Box 280603
Harrisburg, PA 17128-0603

**PENNSYLVANIA REALTY TRANSFER TAX
STATE TAX PAYMENT IMPRINT RECEIPT**



Receipt Issued: August 02, 2011

This is the official receipt issued to evidence payment of State and Local Realty Transfer Tax to the PA Department of Revenue, based on the Notice of Assessment issued by this office on March 18, 2011. In accordance with 72 P.S. § 1106 D, this imprint receipt must be indexed in the grantor/grantee index to the original document upon which the tax has been paid; see original deed book and page below.

CASE INFORMATION

Reason(s) for Assessment:	99	
Deed Book	201007965	Control Number 2011-1082-59
Page		County Name TIOGA
Recording Date	July 06, 2010	Municipality CHARLESTON TWP
Tax Parcel Number	04-PL04-085	School District WELLSBORO AREA S D
Property Location	MINERAL RIGHTS	

GRANTOR:

WENDELL & ROSE BENSON
486 OREBED RD
MANSFIELD, PA 16933

GRANTEE:

EAST RESOURCES INC
190 THORN HILL RD
WARRENDALE, PA 15086

TAX PAID BY:

EAST RESOURCES INC
190 THORN HILL RD
WARRENDALE, PA 15086

TAX PAYMENT INFORMATION

Difference in Value (Assessment Value minus Reported Value)	\$ 3,940.00	
State Tax Paid	39.40	
Municipality CHARLESTON TWP (0.5%)		\$ 19.70
Interest		0.00
Penalty		0.00
Less Department of Revenue Collection Costs (10.0%)		(1.97)
Total CHARLESTON TWP		\$ 17.73
School District WELLSBORO AREA S D (0.5%)		19.70
Interest		0.00
Penalty		0.00
Less Department of Revenue Collection Costs (10.0%)		(1.97)
Total WELLSBORO AREA S D		17.73
Local Amount Disbursed		35.46
County Recording Fee		40.00
TOTAL AMOUNT DISBURSED		\$ 75.46

INSTRUMENT INDEX REPORT - Tioga County, PA

Inst. #: 200008796 Type: OGLEASE Recorded: Oct 31, 2000 3:25:07 PM Inst. Date: Jul 27, 2000 File Number:
 Book: 740 Page: 5780 Total Pages: 5 No Reference Instrument Information
 Consideration: \$1.00
 Direct Party BENSON, WENDELL Indirect Par PHILLIPS PRODUCTION COMPANY
 BENSON, ROSE

Locations:		Municipality			
PIN Not Used		CHARLESTON TOWNSHIP			
1 - N/A					
Notations:	Instrument #	Inst Type	Book	Page	Verified
	1 - 200507439	MEMO	762	9873	Y
	2 - 200702695	ASGN	770	9962	Y
	3 - 200703021	MEMO	771	1371	Y
	4 - 200711716	MEMO	774	9700	Y
	5 - 200800673	STIP	775	2544	Y
	6 - 200901307	AMEN	780	6648	Y
	7 - 200901308	AMEN	780	6652	Y
	8 - 201007362	ASGN			Y
	9 - 201012397	DECL			Y
	10 - 201408806	ASGN			Y
	11 - 201502013	ASGN			Y

-085

Indexed
Loc.
Terms
Signed & Sealed
Photostat
Copy to Lessor
Recording
Title

RECORDED

Map Reference

2000 OCT 31 P 4:16

MAP 04-04-85

LOCATION

LEASE #: 4330

James E. Wetherbee
RECORDER OF DEEDS
TIOGA COUNTY

OIL AND GAS LEASE

JANE WETHERBEE
REGISTER AND RECORDER
WELLSBORO, PA
Pennsylvania

from

INSTRUMENT NUMBER

200008796

RECORDED ON

Oct 31, 2000

3:25:07 PM

Wendell Benson, et ux

to

RECORDING FEES \$15.00
COUNTY IMPROVEMENT FUND \$1.00
RECORDER IMPROVEMENT FUND \$1.00
STATE WRIT TAX \$0.50
TOTAL \$17.50

CUSTOMER
PHILLIPS PRODUCTION
COMPANY

✓ PHILLIPS PRODUCTION COMPANY
502 KEYSTONE DRIVE
WARRENDALE, PA 15806

Date of Lease July 27, 2000

Term: 5 Years Expires July 27, 2005

Payments Due September 10 (annually) \$196.00

No. of Acres 98

Township of Charleston

County of Tioga

State of Pennsylvania

Payee Wendell & Rose Benson

RR #1, Box 553

Mansfield, PA 16933

RECORDER'S DATA

Received for Record..... 20.....

Recorded..... 10-31..... 20.00.....

In..... Deed..... Book, Volume 740..... Page 5780.....

James E. Wetherbee Recorder
of Tioga County Pennsylvania

BK0740PG5780

OIL AND GAS LEASE

Made this 27th day of July 2000 by and between

Wendell Benson and Rose Benson, his wife

of Tioga County, Pennsylvania, hereinafter designated as lessor, and PHILLIPS PRODUCTION COMPANY, a Pennsylvania corporation, of 502 Keystone Drive, Warrendale, Pennsylvania 15086, hereinafter designated lessee.

WITNESSETH, that the said lessor for and in consideration of one dollar in hand paid by the said lessee, the receipt whereof is hereby acknowledged, and the further consideration of the agreement hereinafter contained, to be done, kept and performed by said lessee, hereby demises and lets unto said lessee, its successors and assigns, all that certain tract of land situate

in Charleston Township Tioga County, Pennsylvania, bounded and described as follows:

On the North by lands of T-545
On the East by lands of Tioga County Memorial Gardens: Kantz
On the South by lands of Benson
On the West by lands of Brewster: Kimbell

Containing Ninety-Eight and 00/100 (98.00) acres, more or less.

TO HAVE AND TO HOLD the said premises for the sole and only purpose of testing, drilling and operating for oil and gas and of storing in any underlying strata therein by any means and withdrawing therefrom by any means oil or gas produced from the same or other lands, with the exclusive right to operate the same for the term of Five (5) years, and as long thereafter as oil or gas is produced, stored in, or withdrawn therefrom by any means, or operations for oil or gas or the storage thereof are being conducted, including the right to commence operations for drilling a well or subsequent wells for said purposes at anytime during the term of this lease, or at anytime thereafter oil or gas is being produced, stored in, or withdrawn therefrom, or operations are being conducted thereon for said purposes and to complete the same; also the right to sublease and subdivide the leased premises, together with a right of way to all places for testing, operating or storing, and also a right of way for pipe lines to convey oil, gas, water or steam off, on or across the same, including but not limited to storage lines, and including a right of way for power, telephone and telegraph lines and necessary appurtenances, as long as said lessee, its successors or assigns, desires to maintain the same. Lessor agrees that lessee may enter upon the leased premises, search for and clean out any abandoned oil or gas well, and such well shall then be considered to have been drilled under the terms of this lease and the same may be properly plugged and abandoned again or refitted and utilized by lessee for the production or storage of gas.

LESSOR'S COVENANTS. Lessor hereby covenants that he is seized of an indefeasible fee simple estate in the land herein before described, together with all the underlying oil and gas, and that he will forever warrant and defend the leasehold estate hereby demised unto the lessee against the lawful claims and demands of all persons whomsoever, and that lessee shall have the exclusive, full, free and quiet possession of said described premises for the purposes and during the term herein set forth. Lessor further agrees that the lessee at its option may pay and discharge, when defaulted, any taxes, mortgages or other liens existing, levied or assessed on or against the above described lands, and in the event it exercises such option, it shall be subrogated to the rights of any holder or holders thereof and may reimburse itself by applying to the discharge of any such mortgage, tax or other lien, any royalty or rentals accruing hereunder.

UNITIZATION. Lessee is hereby granted the right to pool and unitize the Onondaga, Oriskany or deeper formations under all or any part of the land described above with any other lease or leases, land or lands, mineral estates, or any of them whether owned by lessee or others, so as to create one or more drilling or production units. Such drilling or production units shall not exceed 640 acres in extent and shall conform to the rules and regulations of any lawful governmental authority having jurisdiction in the premises, and with good drilling or production practice in the area in which the land is located. In the event of the unitization of the whole or any part of the land covered by this lease, lessee or designated operator shall before or after the completion of a well, record a copy of its unit operation designation in the County wherein the leased premises is located, and mail a copy thereof to the lessor. In order to give effect to the known limits of the oil and gas pool, as such limits may be determined from available geological or scientific information or drilling operations, lessee may at any time increase or decrease that portion of the acreage covered by this lease which is included in any drilling or production unit, or exclude it altogether, provided that written notice thereof shall be given to lessor promptly. As to each drilling or production unit designated by the lessee, the lessor agrees to accept and shall receive out of the production or the proceeds from the production from such unit, such proportion of the royalties specified herein, as the number of acres out of the lands covered by this lease, which may be included from time to time in any such unit, bears to the total number of acres included in such unit. The commencement, drilling, completion or production from a well on any portion of the unit created under the terms of this paragraph shall have the same effect upon the terms of this lease as if a well were commenced, drilled, completed or producing on the land described herein. In the event, however, that a portion only of the land described in this lease is included from time to time in such a unit then a proportionate part of the delay rental, hereinafter provided, shall be paid on the remaining acreage.

ROYALTY. IN CONSIDERATION of the above demise, lessee agrees to market the oil produced from the premises, provided the quality of said oil is acceptable for marketing and the amount of production is deemed sufficient by lessee to economically market the same. Lessee further agrees to pay lessor a royalty equal to one-eighth (1/8) of the proceeds received from time to time by lessee for all oil so marketed, less lessor's pro rata share of any severance or excise tax imposed by any governmental body. Payment of said royalty shall be made on or about the 25th day of the month for all oil so marketed during the preceding month.

Should any well not produce oil, but produce gas (except storage gas) and the gas produced therefrom be sold off the said premises, the consideration to said lessor for the gas from each well completed and from which well gas is produced, metered and sold shall be as follows:

Royalty equal to one-eighth (1/8) of the proceeds received from time to time by lessee for all gas (except storage gas) produced, metered and sold, less lessor's pro rata share of any severance or excise tax imposed by any governmental body. Payment of said royalty shall be made on or about the 25th day of the month for all gas produced, metered and sold during the preceding month. The time and method of producing, metering, delivering and selling gas produced from any well on the leased premises and the amount thereof that shall be used or sold within any period of time shall be entirely within the sole discretion of the lessee.

RESERVE GAS. By written request to the lessee, lessor may reserve from the leased premises through any well thereon producing gas (except a well or wells utilized for storage), provided the gas pressure is high enough, gas for use in one dwelling on said premises for domestic purposes to the extent of 200,000 cubic feet per year, or such part thereof per year as lessor requires; subject, however, to the operation and pumping by lessee of its wells and pipelines on the premises, the lessee to make the necessary connection and lessor to assume all risk in using the gas. Said connection must be made at a place designated by lessee and may be at any gas line of lessee on said premises; subject, however, to the right of lessee at any time to abandon, take up, remove, repair or change any of its lines or abandon any of its wells, lessee not being liable for any expense, shortage or failure of gas which may arise by reason of said changes, lack of gas pressure or abandonment. Lessor agrees to pay for all gas used in excess of the quantity reserved at the then existing price established by lessee and further agrees that lessee, at its option, may deduct from any royalty accruing to lessor hereunder any amount owed to lessee by reason of lessor's use of gas in excess of the quantity of gas which may be reserved under the terms hereof. Said established price shall not exceed the highest posted domestic rate for any public utility in the county in which the leased premises is located, and measurement and regulation shall be by meter furnished by lessee and regulators furnished by lessor and set at the tap on the line. If lessor's use of the gas reserved at any time interferes with lessee's operation of the leased premises, lessor agrees at the option of lessee, and after receipt of written notice, to discontinue the use of the gas reserved and to accept in lieu thereof and in full consideration therefor, a cash payment of Two Hundred Dollars (\$200.00) per annum. If lessor resides on leased premises and elects in writing not to utilize any reserve gas, lessee agrees to make a cash payment of Two Hundred Dollars (\$200.00) per annum in lieu thereof.

Lessor is to have the free use and enjoyment of the premises except the parts necessary or convenient for lessee's operations hereunder.

Lessee is to have the free use of oil, water and gas from the premises for lessee's operations on the premises, and the right at any time during or after the term of this lease to remove from the premises all machinery, pipe lines, buildings and fixtures belonging to it (including the right to draw and remove casing) whether placed thereon under this or any former lease.

DELAY RENTAL. PROVIDED, HOWEVER, that this lease shall become null and void and all rights hereunder shall cease and determine, unless operations for the drilling of a well on said premises for oil or gas, the storage of gas, or as provided in above Unitization Clause, are commenced within forty-five (45) days from the date hereof, or unless said lessee shall pay One Hundred Ninety-Six and 00/100 dollars (\$196.00) every year in advance for each additional year the commencement of such operations is delayed from the time above mentioned for the commencement of operations, until operations are commenced, or unless storage rentals or storage well rentals, as hereinafter provided, are paid. It is agreed, however, that this lease shall not be forfeited for lessee's failure to pay any rentals until lessee has received written notice by certified mail of such default and shall fail for a period of fourteen days after receipt of such notice to pay same. When operations are commenced for the drilling of a well for oil or gas, all rentals cease, except as provided in above Unitization Clause, and the work is to be prosecuted with due diligence to completion.

Upon the drilling of a nonproductive oil or gas well on the premises or on any other land pooled or unitized with this lease, or if no royalty is being paid for gas from any other well or wells on the leased premises, lessee may continue to hold the leased premises or unitized acreage upon the reinstatement of the payment of the delay rental, hereinafter provided, until the expiration of the original term of this lease, or until operations are again commenced for drilling a well during the original term of this lease.

BK074 OPG5781



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	-0-
Book Number	740
Page Number	5780
Date Recorded	10-31-00

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: Phillips Production Company
Telephone Number: 724 772-3500
Area Code (724)
Street Address: 502 Keystone Drive
City: Warrendale
State: PA
Zip Code: 15086

B TRANSFER DATA

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Wendell Benson, etux	Phillips Production Company
Street Address: RR #1, box 553	Street Address: 502 Keystone Drive
City: Mansfield, PA 16933	City: Warrendale, PA 15086

C PROPERTY LOCATION

Street Address: ~~XXX~~ Township, ~~XXX~~ County
Charleston
County: Tioga
School District: _____
Tax Parcel Number: 04-04-85

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
	+	=
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
	X	=

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100 Percent	Oil and Gas Rights

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
- ☐ Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or in lieu of condemnation (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division (Attach copy of articles).
- ☒ Other (Please explain exemption claimed, if other than listed above.) Oil and gas lease exemption 72 P.S. §8102-C.3 (22) as amended by Act 77 of 1986

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: Bruce J. Ken, Land Manager
Date: 9-25-00
SEE REVERSE)

BK074OPG5782

Wendell Benson and Rose Benson

Mansfield, PA. 16933

STORAGE. In full compensation for the storage rights herein granted and in lieu of all delay rental or royalty due or to become due for the right to produce or for the production of oil or gas from the sands, strata or horizons where gas may be stored, as herein provided, lessee covenants and agrees to pay, lessor, when no wells on the leased premises are utilized for the storage of gas, One Hundred Ninety-Six and 00/100 dollars (\$196.00) every year in advance, beginning at the next payment date after gas shall have been stored under the terms of this lease and continuing until the leased premises shall no longer be used for storage purposes, or until wells on the leased premises are utilized for the storage of gas in which event lessee shall continue paying storage rental to lessor and, in addition pay a storage well rental of Two Hundred and No/100 Dollars (\$200.00) per well every year in advance, as long as such well shall be so utilized, subject to lessee's right of cancellation or surrender. Lessee agrees to give lessor written notice of the use of the leased premises and any wells drilled thereon for the storage of gas. It is understood that a well need not be drilled on the premises to permit the storage of gas, and it is agreed that the lessee shall be the sole judge as to whether gas is being stored within the leased premises and that its determination shall be final and conclusive.

In case of transfer of title to any part of the premises leased, the owners shall be entitled to delay rentals or storage rentals according to their respective acreage; and to all oil or gas royalty or storage well rental from wells located on that portion owned by them respectively, payment of which rental or royalty may be made to the lessor as agent for all such owners or to them individually. In case of such transfer, the gas hereinbefore excepted and reserved for each calendar year shall be prorated among the royalty interests in accordance with the number of producing gas wells located in said year on that portion owned by each.

FORCE MAJEURE. In the event lessee is rendered unable in whole or in part, by a force majeure to carry out its obligations under this lease, other than to make payments of amounts due hereunder, its obligations so far as they are affected by such force majeure shall be suspended during the continuance of an inability so caused. The term "force majeure" as used herein shall be Acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, wars, blockades, riots, epidemics, lightning, earthquakes, explosions, accidents or repairs to machinery or pipes, delays of carriers, inability to obtain materials or rights of way on reasonable terms, acts of public authorities, or any other causes, whether or not of the same kind as enumerated herein, not within the control of the lessee and which by the exercise of due diligence lessee is unable to overcome.

All expressed or implied covenants of this lease shall be subject to all Federal and State laws, executive orders, rules or regulations, and this lease shall not be terminated in whole or in part, nor shall lessee be held liable in damages, for failure to comply therewith if compliance is prevented by, or if such failure is the result of any such law, order, rule or regulation.

IN WITNESS WHEREOF, the said parties have executed this lease the day and year first above written.

WILLIAM WILEY

X	<u>Wendell Benson</u>	(SEAL)
	Wendell Benson	
X	<u>Rose Benson</u>	(SEAL)
	Rose Benson	
		(SEAL)
		(SEAL)
		(SEAL)
		(SEAL)

Samuel E. Hayale
Assistant Secretary

By: W. F. Meyer Vice President

BK 074 0 PG 5783

COUNTY OF _____ }

On this, the _____ day of _____ 20____, before me _____
_____, the undersigned officer, personally appeared _____

known to me or satisfactorily proven to be the person(s) whose name(s) (are/is) subscribed to the within instrument, and acknowledged that (he/she/they) executed the same for the purposes therein contained.

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

Notary Public

STATE OF _____ }
COUNTY OF _____ } ss.

On this, the _____ day of _____ 20____, before me _____
_____, the undersigned officer, personally appeared _____

known to me or satisfactorily proven to be the person(s) whose name(s) (are/is) subscribed to the within instrument, and acknowledged that (he/she/they) executed the same for the purposes therein contained.

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

Notary Public

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF TIOGA } ss.

On this, the 27th day of July 2000, before me _____
Donald E. Sabol, the undersigned officer,, personally appeared
Wendell Benson and Rose Benson

known to me or satisfactorily proven to be the person(s) whose name(s) (are/is) subscribed to the within instrument, and acknowledged that (he/she/they) executed the same for the purposes therein contained.

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

Notarial Seal
Donald E. Sabol, Notary Public
Springfield Twp., Erie County
My Commission Expires Oct. 13, 2003
Member, Pennsylvania Association of Notaries

Donald E. Sabol
Notary Public

CORPORATE ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF ALLEGHENY } ss.

On this, the 22nd day of August 20 00, before me _____
Tammy S. Leasher, a Notary Public, the undersigned officer, personally appeared
W.L. McKee, who acknowledged himself to be the Vice President of Operation Phillips
Production 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.

Notarial Seal
Tammy S. Leasher, Notary Public
Callery Boro, Butler County
My Commission Expires Mar. 15, 2003
Member, Pennsylvania Association of Notaries

Tammy S. Leasher
Notary Public

BK0740PG5784

1780

TIOGA COUNTY RECORDER OF DEEDS

Jane E. Wetherbee, Recorder

116 Main Street
Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**

**PHILLIPS RESOURCES, INC.
502 KEYSTONE DRIVE
WARRENDALE, PA 15086
ATTN: DONALD R. JUDA**

Instrument Number - 200507439

Recorded On 8/12/2005 At 12:52:59 PM

*** Instrument Type - MEMORANDUM**

*** Total Pages - 4**

Invoice Number - 90546

*** Direct Party - BENSON, WENDELL R**

*** Indirect Party - PHILLIPS PRODUCTION COMPANY**

*** Customer - PHILLIPS RESOURCES, INC.**

*** FEES**

STATE WRIT TAX	\$0.50
RECORDING FEES	\$15.00
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL	\$20.50

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Jane E. Wetherbee
Jane E. Wetherbee
Recorder of Deeds



THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

002AA9



BK0762PG9873

PA 04330-01
Extension Lease No.

Tax Parcel No. 04-04-85

LEASE EXTENSION AGREEMENT

MADE AND ENTERED INTO as of this 16th day of JUNE, 2005 by and between WENDELL B. BENSON & ROSE M. BENSON, ("Lessor(s)"),

A
N
D

PHILLIPS PRODUCTION COMPANY, a Pennsylvania corporation, of 502 Keystone Drive, Warrendale, Pennsylvania 15086 ("Lessee"),

WITNESSETH THAT:

WHEREAS, Lessor(s) are the present Lessor(s) under that certain Oil and Gas Lease (the "Lease") dated 7/27/2000 granted by WENDELL B. BENSON as lessor, to PHILLIPS PRODUCTION COMPANY, as lessee, covering approximately 98 acres of land situated in CHARLESTON Township, 105A County, Pennsylvania, and recorded in the Recorder's Office of said County in Book 740, Page 5780; and

WHEREAS, Lessee is the present lessee under said Lease; and

WHEREAS, the parties hereto desire to extend the primary term of said Lease;

NOW, THEREFORE, the parties hereto, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by Lessee to Lessor(s), receipt of which is hereby acknowledged by Lessor(s), and the mutual covenants contained herein and intending to be legally bound hereby, have agreed and to hereby agree as follows:

1. Effective as of the date of this Lease Extension Agreement, said Lease is hereby amended to extend the original primary term of 5 years as therein provided by (2) years to result in an amended primary term of Seven (7) years.

2. Except as herein or previously modified and amended, the aforesaid Lease shall continue in full force and effect in accordance with the terms and conditions contained therein. Lessor(s) hereby acknowledge, ratify and confirm as of the date of this Lease Extension Agreement that said Lease is in full force and effect, valid and legally binding upon Lessor(s) in accordance with its terms as modified herein.

3. The Lease Extension Agreement shall be legally binding upon, and shall inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns.

IN WITNESS WHEREOF, the parties to this Lease Extension Agreement have hereunto set their hands and seals as of the day and year first above written.

WITNESS:

Donald R. Vuch
Notary Public
Donald R. Vuch
Notary Public

Wendell B. Benson (SEAL)
Rose M. Benson (SEAL)

(SEAL)

(SEAL)

ATTEST:

[Signature]
Assistant Secretary
[Corporate seal]

PHILLIPS PRODUCTION COMPANY

[Signature] (SEAL)
Vice President of Operations

BK 0762 PG 987-4



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	-0-
Book Number	762
Page Number	9873
Date Recorded	8/12/2005

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name	Phillips Production Company	Telephone Number:	
Street Address	502 Keystone Drive	Area Code (724)	772-3500
City	Warrendale	State	PA
		Zip Code	15086

B TRANSFER DATA

Grantor(s)/Lessor(s)	Wendell R. & Rose M. Benson	Date of Acceptance of Document	June 16, 2005
Street Address	R. D. #1, Box 553	Grantee(s)/Lessee(s)	Phillips Production Company
City	Mansfield	Street Address	502 Keystone Drive
State	PA	City	Warrendale, PA
Zip Code	16933	State	PA
		Zip Code	15086

C PROPERTY LOCATION

Street Address		Township	Charleston
County	Tioga	School District	
		Tax Parcel Number	04-04-85

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
N/A	+	=
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
	X	=

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100 Percent	Oil and gas rights

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) Oil and gas lease exemption 72 P.S. §8102-C.3 (22) as amended by Act 77 of 1986

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	BK0762PG9875 Director of Land Management	Date	6-16-05
---	---	------	---------

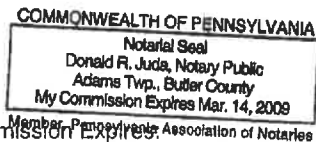
FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

ACKNOWLEDGMENT FOR LESSOR(S)

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Allegheny) S.S.

On this, the 16th day of June, 2005, before me, the undersigned Notary Public, personally appeared Wendell R. Benson & Russ M. Benson known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged that he/they/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Donald R. Juda
Notary Public

My Commission Expires:

[Notary Seal]

ACKNOWLEDGMENT FOR LESSOR(S)

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF _____) S.S.

On this, the _____ day of _____, 2005, before me, the undersigned Notary Public, personally appeared _____ known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged that he/they/she executed the same for the purposes therein contained

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

[Notary Seal]

ACKNOWLEDGMENT BY LESSEE

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) S.S.

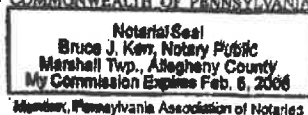
On this, the 27th day of June, 2005, before me, the undersigned Notary Public, personally appeared Samuel E. Fragale, who acknowledged himself to be the Vice President of Operations of Phillips Production Company, a corporation, and that as such Vice President being duly authorized to do so, executed 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.

B. J. Ken
Notary Public

My Commission Expires: COMMONWEALTH OF PENNSYLVANIA

[Notary Seal]



8K0762PG9876

**TIOGA COUNTY
RECORDER OF DEEDS**

Jane E. Wetherbee, Recorder

116 Main Street

Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**

EAST RESOURCES INC
P.O. BOX 279
ALLEGANY, NY 14706

Instrument Number - 200703021

Recorded On 4/9/2007 At 3:23:22 PM

* Instrument Type - MEMORANDUM

* Total Pages - 3

Invoice Number - 112115

* Direct Party - BENSON, WENDELL R

* Indirect Party - EAST RESOURCES INC

* Customer - EAST RESOURCES INC

*** FEES**

STATE WRIT TAX	\$0.50
RECORDING FEES	\$15.00
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$20.50

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Jane E. Wetherbee
Jane E. Wetherbee
Recorder of Deeds



THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

006912



BK0771PG1371

MEMORANDUM

ORIGINAL LEASE
NOT RECORDED

04617-PA
TY

THIS MEMORANDUM has been made to indicate the existence and extension of the primary term of an Oil and Gas Lease executed by and between Wendell R. Benson and Rose M. Benson, husband and wife of RR 1 Box 553 Mansfield, Pa 16933, as LESSOR, and East Resources, Inc., a corporation, having an office at 51 W. Main St., PO Box 279, Allegany, NY 14706, as LESSEE.

The Lease for the production of oil and gas provides the following terms:

1. The Lease is dated July 27, 2000.
2. On the May 5, 2005, Lessor did execute a Lease Extension Agreement, recorded in Volume & Page 0762/9874, thereby agreeing to amend the original primary term of five (5) years as therein provided by two (2) years to result in an amended primary term of seven (7) years.
3. The primary term of the Lease has been extended until July 27, 2012.
4. LESSOR has ratified, confirmed and affirmed the existence and continuation of the Oil and Gas Lease.
5. The premises described in the Lease is all those certain tracts of land situate in the Township of Charleston, County of Tioga, State of Pennsylvania, containing 98 acres, more or less, and bounded as follows:
Tax Map # 04 PL04 085

North by T-545

East by Tioga Memorial Gardens; Kantz

South by Benson

West by Brewster; Kimball

This Memorandum has been executed for the purpose of indicating the existence and extension of the primary term of the aforesaid Lease, a ~~Memorandum~~ of Lease of which is on file in the Recorders office in Volume / Page 0762/9873

The parties have executed this Memorandum this 18 day of December, 2006. 0740/5780

WITNESS:

LESSOR

Keith E. Nale

By: Wendell R. Benson

Keith E. Nale

By: Rose M. Benson

By: _____

By: _____

WITNESS

EAST RESOURCES INC

Ellen C. Frost

Maureen J. Galt

Standard Acknowledgement

STATE OF PENNSYLVANIA

COUNTY OF TIOGA } ss:

On the 18th day of DECEMBER in the year 2006, before me, the undersigned, a notary public in and for said State, personally appeared

WENDELL R. BENSON

, personally known to me or

proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her capacity (ies), and that he/she/they are the individual(s) on behalf of which the individual(s) acted, executed the instrument.

Amy J. Witter, Notary Public
Charleston Twp., Tioga County
My Commission Expires June 19, 2010
Member, Pennsylvania Association of Notaries

Amy J. Witter
Notary Public

BR0771PG1372



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid -0-
Book Number 771
Page Number 1371
Date Recorded 04/09/2007

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name EAST RESOURCES, INC. Telephone Number: (716) 373-0944
Street Address 51 WEST MAIN STREET, PO BOX 279 City ALLEGANY State NY Zip Code 14706

B. TRANSFER DATA

Grantor(s)/Lessor(s) WENDELL R. AND ROSE M. BENSON Date of Acceptance of Document 12/18/2006
Grantee(s)/Lessee(s) EAST RESOURCES, INC.
Street Address RR 1, BOX 553 Street Address 51 WEST MAIN STREET, PO BOX 279
City MANSFIELD State PA Zip Code 16933 City ALLEGANY State NY Zip Code 14706

C. PROPERTY LOCATION

Street Address N/A City, Township, Borough CHARLESTON TWP
County TIOGA School District N/A Tax Parcel Number 04-PL04-085

D. VALUATION DATA

1. Actual Cash Consideration <u>0.00</u>	2. Other Consideration <u>+ 0.00</u>	3. Total Consideration <u>= 0.00</u>
4. County Assessed Value <u>0.00</u>	5. Common Level Ratio Factor <u>X 0</u>	6. Fair Market Value <u>= 0.00</u>

E. EXEMPTION DATA

1a. Amount of Exemption Claimed <u>100.00</u>	1b. Percentage of Interest Conveyed <u>0</u>
--	---

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) EXEMPT UNDER SECTION 1102-C.3

ACT 77 OF 1986.

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party [Signature] Date 03/20/2007

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

BK 0771 PG 1373

Standard Acknowledgement

STATE OF PENNSYLVANIA

COUNTY OF TIOGA } ss:

On the 18th day of DECEMBER in the year 2006, before me, the undersigned, a notary public in and for said State, personally appeared

ROSE M. BENSON

_____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Amy J. Witter

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amy J. Witter, Notary Public
Charleston Twp., Tioga County
My Commission Expires June 19, 2010
Member, Pennsylvania Association of Notaries

Standard Acknowledgement

STATE OF New York

COUNTY OF Cattaraugus } ss:

On the 5th day of February in the year 2007, before me, the undersigned, a notary public in and for said State, personally appeared

Marilyn A. Jacoby for East Resources, Inc.

_____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Ellen C. Frost

Notary Public

ELLEN C. FROST
Notary Public State of New York
Registration No. 01FF8051228
Qualifies in Allegany County
Commission Expires Nov. 20, 2010

Standard Acknowledgement

STATE OF _____ } ss:

COUNTY OF _____ }

On the _____ day of _____ in the year _____, before me, the undersigned, a notary public in and for said State, personally appeared

_____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Notary Public

BK0771PG1374

20.50

**TIOGA COUNTY
RECORDER OF DEEDS**

Jane E. Wetherbee, Recorder

116 Main Street
Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**

**EAST RESOURCES, INC.
P.O. BOX 279
ALLEGANY, NY 14706**

Instrument Number - 200901307

Recorded On 2/23/2009 At 12:43:34 PM

*** Instrument Type - AMENDMENT**

*** Total Pages - 4**

Invoice Number - 138420

*** Direct Party - BENSON, WENDELL**

*** Indirect Party - EAST RESOURCES INC**

*** Customer - EAST RESOURCES, INC.**

*** FEES**

STATE WRIT TAX	\$0.50
RECORDING FEES	\$14.00
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$19.50

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Jane E. Wetherbee

**Jane E. Wetherbee
Recorder of Deeds**



THIS IS A CERTIFICATION PAGE

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*** - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.**

00AB8F



BK0780PG6648

04617 u

AMENDMENT OF OIL AND GAS LEASE

RETURN TO
EAST RESOURCES, INC.
PO BOX 279
ALLEGANY, NY 14706

STATE OF PENNSYLVANIA §

COUNTY OF Tioga §

THAT WHEREAS, East Resources, Inc., 301 Brush Creek Road, Warrendale, Pennsylvania 15086, hereinafter referred to as Lessee, is the owner of that certain oil and gas lease dated July 27, 2000, executed by Wendell Benson and Rose Benson, husband and wife hereinafter referred to as Lessor, recorded in the Recorder of Deeds Office of Tioga County, Pennsylvania in Book 0740, page 5780, presently covering lands described therein containing Ninety-Eight and 00/100 (98.00) acres, more or less, situated in Charleston Township(s), Tioga County, Pennsylvania, such lease being hereinafter referred to as "Lease", and; ~~Parcel # 04-160-085~~

WHEREAS, Lessor and Lessee mutually desire to amend and modify said Lease as hereinafter set forth to enable Lessee to unitize the Marcellus Shale formation.

NOW THEREFORE, for and in consideration of the mutual covenants herein contained and the sum of One Dollar (\$1.00) in hand paid, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound, Lessor and Lessee do hereby mutually agree as follows, to-wit:

Paragraph four of the Lease known as the UNITIZATION clause shall be deleted and replaced with the following:

UNITIZATION. Lessee is hereby granted the right to pool and unitize the Marcellus Shale, Onondaga, Oriskany or deeper formations under all or any part of the land described above with any other lease or leases, land or lands, mineral estates, or any of them whether owned by lessee or others, so as to create one or more drilling or production units. Such drilling or production units shall not exceed 640 acres in extent and shall conform to the rules and regulations of any lawful governmental authority having jurisdiction in the premises, and with good drilling or production practice in the area in which the land is located. In the event of the utilization of the whole or any part of the land covered by this lease, lessee or designated operator shall before or after the completion of a well, record a copy of its unit operation designation in the County wherein the leased premises is located, and mail a copy thereof to the lessor. In order to give effect to the known limits of the oil and gas pool, as such limits may be determined from available geological or scientific information or drilling operations, lessee may at any time increase or decrease that portion of the acreage covered by this lease which is included in any drilling or production unit, or exclude it altogether, provided that written notice thereof shall be given to lessor promptly. As to each drilling or production unit designated by the lessee, the lessor agrees to accept and shall receive out of the production or the proceeds from the production from such unit, such proportion of the royalties specified herein, as the number of acres out of the lands covered by this lease, which may be included from time to time in any such unit, bears to the total number of acres included in such unit. The commencement drilling, completion of or production from a well on any portion of the unit created under the terms of this paragraph shall have the same effect upon the terms of this lease as if a well were commenced, drilled, completed or producing on the land described herein. In the event, however, that a portion only of the land described in this lease is included from time to time in such a unit then a proportionate part of the delay rental, hereinafter provided, shall be paid on the remaining acreage.

Lessor, upon and for the same considerations, hereby adopts, ratifies and confirms the Lease in all of its terms and provisions, as hereinabove amended, and does hereby grant, lease, and demise said lease premises unto the Lessee subject to and in accordance with the terms of the Lease, as hereinabove amended.

BK 0780 PG 6649

Lease # 04617-PA 205

All other terms and conditions of the Lease are in full force and effect and remain unchanged.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment of Oil and Gas Lease to be executed and made effective this 25th day of JUNE, 2008.

WITNESS:

LESSOR:

BY: Wendell Benson

Wendell Benson

WITNESS:

LESSOR:

BY: Rose Benson

Rose Benson

WITNESS:

EAST RESOURCES, INC.

Catherine Schantz

BY: Robert H. Long

Robert H. Long
Vice-President

STANDARD ACKNOWLEDGEMENT

STATE OF Pennsylvania

COUNTY OF Tioga

On the 25th day of JUNE, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Wendell Benson and Rose Benson, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument, the individual(s) executed the instrument.

WITNESS my hand and Notarial Seal.

Adam D. Blint
Notary Public

My Commission expires:

October 19, 2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Adam D. Blint, Notary Public
Kane Boro, McKean County
My Commission Expires Oct. 19, 2011
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA
Adam D. Blint, Notary Public
Kane Boro, McKean County
My Commission Expires Oct. 19, 2011
Member, Pennsylvania Association of Notaries

STANDARD ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

On the _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____,

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument, the individual(s) executed the instrument.

WITNESS my hand and Notarial Seal.

Notary Public

My Commission expires:

CORPORATE ACKNOWLEDGEMENT

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

On this the 7th day of July, 2008, before me a Notary Public, the undersigned officer, personally appeared Robert H. Long, who acknowledged himself to be the VICE PRESIDENT of East Resources, Inc., 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.

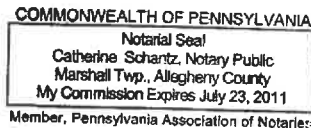
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

SEAL.

My commission expires:

July 23 2011

Catherine Schantz
Notary Public



INSTRUMENT INDEX REPORT - Tioga County, PA

Inst. #: 200008220 Type: OGLEASE Recorded: Oct 18, 2000 10:44:34 AM Inst. Date: May 5, 2000 File Number:
 Book: 740 Page: 3710 Total Pages: 5 No Reference Instrument Information
 Information:
 Direct Party BENSON, WENDELL Consideration: \$1.00
 BENSON, ROSE Indirect Par PHILLIPS PRODUCTION COMPANY

Locations:		PIN Not Used		Municipality	
1 - N/A				CHARLESTON TOWNSHIP	
Notations:	Instrument #	Inst Type	Book	Page	Verified
	1 - 200507438	MEMO	762	9869	Y
	2 - 200702695	ASGN	770	9962	Y
	3 - 200703022	MEMO	771	1375	Y
	4 - 200711716	MEMO	774	9700	Y
	5 - 200800673	STIP	775	2544	Y
	6 - 200901657	AMEN			Y
	7 - 201007366	ASGN			Y
	8 - 201012397	DECL			Y
	9 - 201408806	ASGN			Y
	10 - 201502013	ASGN			Y

- 013C

Indexed
Loc.
OK Terms
Signed & Sealed
Photostat
Copy to Lessor
Recording
Title

Map Reference

RECORDED MAP 04-04-13e

2000 OCT 18 A 10:54 LOCATION

Renewal No. 4154

James E. Wetherbee
 RECORDER OF DEEDS
 TIOGA COUNTY

OIL AND GAS LEASE

from

Wendell Benson, et ux

to

PHILLIPS PRODUCTION COMPANY
 502 Keystone Drive
 Warrendale, PA 15086

JANE WETHERBEE
 REGISTER AND RECORDER
 WELLSBORO, PA
 Pennsylvania

INSTRUMENT NUMBER
 200008220

RECORDED ON
 Oct 18, 2000
 10:44:34 AM

RECORDING FEES \$15.00
 COUNTY IMPROVEMENT FUND \$1.00
 RECORDER IMPROVEMENT FUND \$1.00
 STATE WRIT TAX \$0.50
 TOTAL \$17.50

CUSTOMER
 PHILLIPS PRODUCTION
 COMPANY

Date of Lease May 5, 2000

Term: 5 Years Expires May 5, 2005

Payments Due June 9 (annually) \$94.86

No. of Acres 47.43

Township of Charleston

County of Tioga

State of Pennsylvania

Payee Wendell & Rose Benson

RR #1, Box 553

Mansfield, PA 16933

RECORDER'S DATA

Received for Record

Recorded October 18, 2000

In Deed Book, Volume 740 Page 3710

James E. Wetherbee Recorder
 of Tioga County Pennsylvania

BK0740P63710

OIL AND GAS LEASE

Made this 5th day of May, 2000, by and between

Wendell Benson and Rose Benson, his wife

of Tioga County, Pennsylvania, hereinafter designated as lessor, and PHILLIPS PRODUCTION COMPANY, a Pennsylvania corporation, of 502 Keystone Drive, Warrendale, Pennsylvania 15086, hereinafter designated lessee.

WITNESSETH, that the said lessor for and in consideration of one dollar in hand paid by the said lessee, the receipt whereof is hereby acknowledged, and the further consideration of the agreement hereinafter contained, to be done, kept and performed by said lessee, hereby demises and lets unto said lessee, its successors and assigns, all that certain tract of land situate

in Charleston Township Tioga County, Pennsylvania, bounded and described as follows:

On the North by lands of Benson
On the East by lands of Kantz
On the South by lands of Signor
On the West by lands of Dunham

Containing Forty-Seven and 43/100 (47.43) acres, more or less.

TO HAVE AND TO HOLD the said premises for the sole and only purpose of testing, drilling and operating for oil and gas and of storing in any underlying strata therein by any means and withdrawing therefrom by any means oil or gas produced from the same or other lands, with the exclusive right to operate the same for the term of Five (5) years, and as long thereafter as oil or gas is produced, stored in, or withdrawn therefrom by any means, or operations for oil or gas or the storage thereof are being conducted, including the right to commence operations for drilling a well or subsequent wells for said purposes at anytime during the term of this lease, or at anytime thereafter oil or gas is being produced, stored in, or withdrawn therefrom, or operations are being conducted thereon for said purposes and to complete the same; also the right to sublease and subdivide the leased premises, together with a right of way to all places for testing, operating or storing, and also a right of way for pipe lines to convey oil, gas, water or steam off, on or across the same, including but not limited to storage lines, and including a right of way for power, telephone and telegraph lines and necessary appurtenances, as long as said lessee, its successors or assigns, desires to maintain the same. Lessor agrees that lessee may enter upon the leased premises, search for and clean out any abandoned oil or gas well, and such well shall then be considered to have been drilled under the terms of this lease and the same may be properly plugged and abandoned again or refitted and utilized by lessee for the production or storage of gas.

LESSOR'S COVENANTS. Lessor hereby covenants that he is seized of an indefeasible fee simple estate in the land herein before described, together with all the underlying oil and gas, and that he will forever warrant and defend the leasehold estate hereby demised unto the lessee against the lawful claims and demands of all persons whomsoever, and that lessee shall have the exclusive, full, free and quiet possession of said described premises for the purposes and during the term herein set forth. Lessor further agrees that the lessee at its option may pay and discharge, when defaulted, any taxes, mortgages or other liens existing, levied or assessed on or against the above described lands, and in the event it exercises such option, it shall be subrogated to the rights of any holder or holders thereof and may reimburse itself by applying to the discharge of any such mortgage, tax or other lien, any royalty or rentals accruing hereunder.

UNITIZATION. Lessee is hereby granted the right to pool and unitize the Onondaga, Oriskany or deeper formations under all or any part of the land described above with any other lease or leases, land or lands, mineral estates, or any of them whether owned by lessee or others, so as to create one or more drilling or production units. Such drilling or production units shall not exceed 640 acres in extent and shall conform to the rules and regulations of any lawful governmental authority having jurisdiction in the premises, and with good drilling or production practice in the area in which the land is located. In the event of the unitization of the whole or any part of the land covered by this lease, lessee or designated operator shall before or after the completion of a well, record a copy of its unit operation designation in the County wherein the leased premises is located, and mail a copy thereof to the lessor. In order to give effect to the known limits of the oil and gas pool, as such limits may be determined from available geological or scientific information or drilling operations, lessee may at any time increase or decrease that portion of the acreage covered by this lease which is included in any drilling or production unit, or exclude it altogether, provided that written notice thereof shall be given to lessor promptly. As to each drilling or production unit designated by the lessee, the lessor agrees to accept and shall receive out of the production or the proceeds from the production from such unit, such proportion of the royalties specified herein, as the number of acres out of the lands covered by this lease, which may be included from time to time in any such unit, bears to the total number of acres included in such unit. The commencement, drilling, completion of or production from a well on any portion of the unit created under the terms of this paragraph shall have the same effect upon the terms of this lease as if a well were commenced, drilled, completed or producing on the land described herein. In the event, however, that a portion only of the land described in this lease is included from time to time in such a unit then a proportionate part of the delay rental, hereinafter provided, shall be paid on the remaining acreage.

ROYALTY. IN CONSIDERATION of the above demise, lessee agrees to market the oil produced from the premises, provided the quality of said oil is acceptable for marketing and the amount of production is deemed sufficient by lessee to economically market the same. Lessee further agrees to pay lessor a royalty equal to one-eighth (1/8) of the proceeds received from time to time by lessee for all oil so marketed, less lessor's pro rata share of any severance or excise tax imposed by any governmental body. Payment of said royalty shall be made on or about the 25th day of the month for all oil so marketed during the preceding month.

Should any well not produce oil, but produce gas (except storage gas) and the gas produced therefrom be sold off the said premises, the consideration to said lessor for the gas from each well completed and from which well gas is produced, metered and sold shall be as follows:

Royalty equal to one-eighth (1/8) of the proceeds received from time to time by lessee for all gas (except storage gas) produced, metered and sold, less lessor's pro rata share of any severance or excise tax imposed by any governmental body. Payment of said royalty shall be made on or about the 25th day of the month for all gas produced, metered and sold during the preceding month. The time and method of producing, metering, delivering and selling gas produced from any well on the leased premises and the amount thereof that shall be used or sold within any period of time shall be entirely within the sole discretion of the lessee.

RESERVE GAS. By written request to the lessee, lessor may reserve from the leased premises through any well thereon producing gas (except a well or wells utilized for storage), provided the gas pressure is high enough, gas for use in one dwelling on said premises for domestic purposes to the extent of 200,000 cubic feet per year, or such part thereof per year as lessor requires; subject, however, to the operation and pumping by lessee of its wells and pipelines on the premises, the lessee to make the necessary connection and lessor to assume all risk in using the gas. Said connection must be made at a place designated by lessee and may be at any gas line of lessee on said premises; subject, however, to the right of lessee at any time to abandon, take up, remove, repair or change any of its lines or abandon any of its wells, lessee not being liable for any expense, shortage or failure of gas which may arise by reason of said changes, lack of gas pressure or abandonment. Lessor agrees to pay for all gas used in excess of the quantity reserved at the then existing price established by lessee and further agrees that lessee, at its option, may deduct from any royalty accruing to lessor hereunder any amount owed to lessee by reason of lessor's use of gas in excess of the quantity of gas which may be reserved under the terms hereof. Said established price shall not exceed the highest posted domestic rate for any public utility in the county in which the leased premises is located, and measurement and regulation shall be by meter furnished by lessee and regulators furnished by lessor and set at the tap on the line. If lessor's use of the gas reserved at any time interferes with lessee's operation of the leased premises, lessor agrees at the option of lessee, and after receipt of written notice, to discontinue the use of the gas reserved and to accept in lieu thereof and in full consideration therefor, a cash payment of Two Hundred Dollars (\$200.00) per annum. If lessor resides on leased premises and elects in writing not to utilize any reserve gas, lessee agrees to make a cash payment of Two Hundred Dollars (\$200.00) per annum in lieu thereof.

Lessor is to have the free use and enjoyment of the premises except the parts necessary or convenient for lessee's operations hereunder.

Lessee is to have the free use of oil, water and gas from the premises for lessee's operations on the premises, and the right at any time during or after the term of this lease to remove from the premises all machinery, pipe lines, buildings and fixtures belonging to it (including the right to draw and remove casing) whether placed thereon under this or any former lease.

DELAY RENTAL. PROVIDED, HOWEVER, that this lease shall become null and void and all rights hereunder shall cease and determine, unless operations for the drilling of a well on said premises for oil or gas, the storage of gas, or as provided in above Unitization Clause, are commenced within forty-five (45) days from the date hereof, or unless said lessee shall pay Ninety-Four and 86/100 dollars (\$94.86) every year in advance for each additional year the commencement of such operations is delayed from the time above mentioned for the commencement of operations, until operations are commenced, or unless storage rentals or storage well rentals, as hereinafter provided, are paid. It is agreed, however, that this lease shall not be forfeited for lessee's failure to pay any rentals until lessee has received written notice by certified mail of such default and shall fail for a period of fourteen days after receipt of such notice to pay same. When operations are commenced for the drilling of a well for oil or gas, all rentals cease, except as provided in above Unitization Clause, and the work is to be prosecuted with due diligence to completion.

Upon the drilling of a nonproductive oil or gas well on the premises or on any other land pooled or unitized with this lease, or if no royalty is being paid for gas from any other well or wells on the leased premises, lessee may continue to hold the leased premises or unitized acreage upon the reinstatement of the payment of the delay rental, hereinafter provided, until the expiration of the original term of this lease, or until operations are again commenced for drilling a well during the original term of this lease.

BK0740PG3711

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	0
Book Number	740
Page Number	3710
Date Recorded	10/18/00

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: Phillips Production Company
Telephone Number:
Area Code (724) 772-3500
Street Address: 502 Keystone Drive
City: Warrendale
State: PA
Zip Code: 15086

B TRANSFER DATA

Grantor(s)/Lessor(s)			Grantee(s)/Lessee(s)		
Wendell Benson, et ux			Phillips Production Company		
Street Address: RR #1, Box 553			Street Address: 502 Keystone Drive		
City: Mansfield, PA 16933	State:	Zip Code:	City: Warrendale	State: PA	Zip Code: 15086

C PROPERTY LOCATION

Street Address: ~~XXX~~ Township, ~~XXX~~ County
Charleston
County: Tioga
School District:
Tax Parcel Number: 04-04-13c

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
	+	=
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
	X	=

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100 Percent	1b. Percentage of Interest Conveyed Oil and Gas Rights
--	---

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number , Page Number
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☒ Other (Please explain exemption claimed, if other than listed above.) Oil and gas lease exemption 72 P.S. §8102-C.3 (22) as amended by Act 77 of 1986

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: Bruce J. Kern, Land Manager
Date: 9.15.00

(SEE REVERSE)

BK0740PG3712

A payment of delay rental, gas royalty, storage rental or storage well rental to said lessor mailed on or before the date due to:

Wendell Benson and Rose Benson, his wife

at RR 1 Box 553

Mansfield, PA 16833

or to such other address as payee may designate in writing shall be good and sufficient payment for same, as provided for in this lease.

STORAGE. In full compensation for the storage rights herein granted and in lieu of all delay rental or royalty due or to become due for the right to produce or for the production of oil or gas from the sands, strata or horizons where gas may be stored, as herein provided, lessee covenants and agrees to pay lessor, when no wells on the leased premises are utilized for the storage of gas, ~~Ninety-Four and 86/100 dollars (\$94.86)~~ every year in advance, beginning at the next payment date after gas shall have been stored under the terms of this lease and continuing until the leased premises shall no longer be used for storage purposes, or until wells on the leased premises are utilized for the storage of gas in which event lessee shall continue paying storage rental to lessor and, in addition pay a storage well rental of Two Hundred and No/100 Dollars (\$200.00) per well every year in advance, as long as such well shall be so utilized; subject to lessee's right of cancellation or surrender. Lessee agrees to give lessor written notice of the use of the leased premises and any wells drilled thereon for the storage of gas. It is understood that a well need not be drilled on the premises to permit the storage of gas, and it is agreed that the lessee shall be the sole judge as to whether gas is being stored within the leased premises and that its determination shall be final and conclusive.

TRANSFERS AND ADVERSE INTERESTS. Upon receipt of notice of knowledge of change of ownership, or of any tax sale or judicial sale, or adverse claim affecting title to the lease premises, or death or incapacity of the designated payee, or upon refusal of the lessor to accept payments hereunder, or upon failure of the lessor to notify lessee of change of address to which payments are to be mailed, lessee may at its discretion make payments as aforesaid, or without further notice, may hold any or all payments until title is established and certified to lessee and a new payee designated by the lessors or owners of the whole title, or until lessor gives written notice of his intention to accept payments hereunder, or until lessor shall furnish lessee with change of address in the event such change shall have occurred.

In case of transfer of title to any part of the premises leased, the owners shall be entitled to delay rentals or storage rentals according to their respective acreage; and to all oil or gas royalty or storage well rental from wells located on that portion owned by them respectively, payment of which rental or royalty may be made to the lessor as agent for all such owners or to them individually. In case of such transfer, the gas hereinbefore excepted and reserved for each calendar year shall be prorated among the royalty interests in accordance with the number of producing gas wells located in said year on that portion owned by each.

SURRENDER. Lessee at any time and from time to time, may surrender this lease as to all or any part or parts of the premises by recording an appropriate instrument of surrender in the proper county, and thereupon this lease, and the rights and obligations of the parties hereunder, shall terminate as to the part or parts so surrendered. Upon each surrender as to any part or parts of the premises, the rentals and minimum payment as specified shall be proportionately reduced on an acreage basis, and lessee shall have reasonable and convenient easements for pipe lines, pole lines, roadways, and other facilities through and over the portions of the premises surrendered for the purpose of continuing operations on the portions of the premises retained.

FORCE MAJEURE. In the event lessee is rendered unable in whole or in part, by a force majeure to carry out its obligations under this lease, other than to make payments of amounts due hereunder, its obligations so far as they are affected by such force majeure shall be suspended during the continuance of an inability so caused. The term "force majeure" as used herein shall be Acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, wars, blockades, riots, epidemics, lightning, earthquakes, explosions, accidents or repairs to machinery or pipes, delays of carriers, inability to obtain materials or rights of way on reasonable terms, acts of public authorities, or any other causes, whether or not of the same kind as enumerated herein, not within the control of the lessee and which by the exercise of due diligence lessee is unable to overcome.

MINIMUM PAYMENT. It is agreed that the total payments to lessor hereunder shall never be less than an amount equivalent to the rental rate per acre, proportioned to lessor's interest, for any one yearly period this lease is in force and effect as herein provided.

All expressed or implied covenants of this lease shall be subject to all Federal and State laws, executive orders, rules or regulations, and this lease shall not be terminated in whole or in part, nor shall lessee be held liable in damages, for failure to comply therewith if compliance is prevented by, or if such failure is the result of any such law, order, rule or regulation.

This lease shall never be forfeited or terminated for failure of lessee to perform in whole or in part any of its express or implied covenants, conditions or obligations until it shall have been first finally judicially determined that such failure exists, and lessee shall have been given a reasonable time after such final determination within which to comply with any such covenants, conditions or obligations.

It is agreed that lessee may drill or not drill on said land, as it may elect, and the consideration and rentals paid and to be paid hereunder constitute adequate compensation for such privilege.

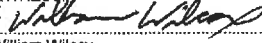
In case the person or persons executing this lease are not all of the owners of the leased premises, then such person or persons shall be entitled only to such portion of the oil, gas royalty, delay rentals or storage rentals paid or payable in proportion to their actual interest.

It is agreed that the entire contract and agreement between lessor and lessee is embodied herein, and that no verbal warranties, representations or promises have been made or relied upon by lessor or lessee supplementing, modifying, or as an inducement to this lease.

All conditions and agreements herein contained shall be binding on the heirs, executors, administrators, successors or assigns of said parties.

IN WITNESS WHEREOF, the said parties have executed this lease the day and year first above written.

WITNESS

X 
William Wilcox

X  (SEAL)
Wendell Benson

X  (SEAL)
Rose Benson

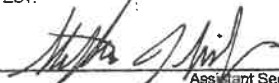
(SEAL)

(SEAL)

(SEAL)

(SEAL)

ATTEST:


Assistant Secretary

PHILLIPS PRODUCTION COMPANY

By  Vice President

BK0740PG3713

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF 1109A } ss.

On this, the 9th day of MAY, 2000, before me
....., the undersigned officer,
personally appeared Wendell de Benson and Rose de Benson

known to me or satisfactorily proven to be the person.....whose name S. T. Hef subscribed to the within
instrument, and acknowledged that THEY executed the same for the purposes therein contained.

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

Notarial Seal
Donald E. Sabol, Notary Public
Springfield Twp., Erie County
My Commission Expires Oct. 13, 2003
Member, Pennsylvania Association of Notaries

Donald E. Sabol
Notary Public

STATE OF }
COUNTY OF } ss.

On this, the day of, before me
....., the undersigned officer,
personally appeared

known to me or satisfactorily proven to be the person.....whose name subscribed to the within
instrument, and acknowledged that executed the same for the purposes therein contained.

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

Notary Public

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF } ss.

On this, the day of, before me
....., the undersigned officer,
personally appeared

known to me or satisfactorily proven to be the person.....whose name subscribed to the within
instrument, and acknowledged that executed the same for the purposes therein contained.

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

Notary Public

CORPORATE ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF Allegheny } ss.

On this, the 6th day of June, 2000, before me
....., the undersigned officer,
personally appeared Tammy S. Leasher, a Notary Public
W.L. McKee

who acknowledged himself to be the Vice President of Operations of Phillips Production 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

Notarial Seal
Tammy S. Leasher, Notary Public
My Commission Expires Mar. 15, 2003
Member, Pennsylvania Association of Notaries
In witness whereof, I hereunto set my hand and official seal.

Tammy S. Leasher
Notary Public

BK0740PG3714

175

**TIOGA COUNTY
RECORDER OF DEEDS**

Jane E. Wetherbee, Recorder

116 Main Street
Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**

PHILLIPS RESOURCES, INC.
502 KEYSTONE DRIVE
WARRENDALE, PA 15086
ATTN: DONALD R. JUDA

Instrument Number - 200507438

Recorded On 8/12/2005 At 12:52:58 PM

* Instrument Type - MEMORANDUM

* Total Pages - 4

Invoice Number - 90546

* Direct Party - BENSON, WENDELL R

* Indirect Party - PHILLIPS PRODUCTION COMPANY

* Customer - PHILLIPS RESOURCES, INC.

*** FEES**

STATE WRIT TAX	\$0.50
RECORDING FEES	\$15.00
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL	\$20.50

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Jane E. Wetherbee
Jane E. Wetherbee
Recorder of Deeds



THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

BK0762PG9869

002AA7



PA-04154-01
Extension Lease No.

Tax Parcel No. 04-04-13C

LEASE EXTENSION AGREEMENT

MADE AND ENTERED INTO as of this 5th day of May, 2005 by and between WENDELL R. BENSON & ROSE M. BENSON, ("Lessor(s)"),

A
N
D

PHILLIPS PRODUCTION COMPANY, a Pennsylvania corporation, of 502 Keystone Drive, Warrendale, Pennsylvania 15086 ("Lessee"),

WITNESSETH THAT:

WHEREAS, Lessor(s) are the present Lessor(s) under that certain Oil and Gas Lease (the "Lease") dated 5/5/2000 granted by WENDELL R. BENSON, as lessor, to PHILLIPS PRODUCTION COMPANY, as lessee, covering approximately 47.43 acres of land situated in Charleston Township, 1405A County, Pennsylvania, and recorded in the Recorder's Office of said County in Book 740, Page 376; and

WHEREAS, Lessee is the present lessee under said Lease; and

WHEREAS, the parties hereto desire to extend the primary term of said Lease;

NOW, THEREFORE, the parties hereto, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by Lessee to Lessor(s), receipt of which is hereby acknowledged by Lessor(s), and the mutual covenants contained herein and intending to be legally bound hereby, have agreed and to hereby agree as follows:

1. Effective as of the date of this Lease Extension Agreement, said Lease is hereby amended to extend the original primary term of 5 years as therein provided by (2) years to result in an amended primary term of Seven (7) years.

2. Except as herein or previously modified and amended, the aforesaid Lease shall continue in full force and effect in accordance with the terms and conditions contained therein. Lessor(s) hereby acknowledge, ratify and confirm as of the date of this Lease Extension Agreement that said Lease is in full force and effect, valid and legally binding upon Lessor(s) in accordance with its terms as modified herein.

3. The Lease Extension Agreement shall be legally binding upon, and shall inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns.

IN WITNESS WHEREOF, the parties to this Lease Extension Agreement have hereunto set their hands and seals as of the day and year first above written.

WITNESS:

Donald R. Vuck
Notary Public
Donald R. Vuck
Notary Public

Wendell R. Benson (SEAL)
Rose M. Benson (SEAL)
____ (SEAL)
____ (SEAL)

ATTEST:

[Signature]
Assistant Secretary
[Corporate seal]

PHILLIPS PRODUCTION COMPANY

[Signature] (SEAL)
Vice President of Operations

BK 0762 PG 9870



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid	-0-
Book Number	762
Page Number	9869
Date Recorded	8/12/2005

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name Phillips Production Company		Telephone Number: Area Code (724) 772-3500	
Street Address 502 Keystone Drive	City Warrendale	State PA	Zip Code 15086

B TRANSFER DATA

Grantor(s)/Lessor(s) Wendell R. & Rose M. Benson		Date of Acceptance of Document May 5, 2005	
Grantee(s)/Lessee(s) Phillips Production Company			
Street Address R. R. #1, Box 553		Street Address 502 Keystone Drive	
City Mansfield	State PA	City Warrendale, PA	Zip Code 15086
Zip Code 16933			

C PROPERTY LOCATION

Street Address		XXX Township, Box 553 Charleston	
County Tioga	School District	Tax Parcel Number 04-04-13C	

D VALUATION DATA

1. Actual Cash Consideration N/A	2. Other Consideration +	3. Total Consideration =
4. County Assessed Value	5. Common Level Ratio Factor X	6. Fair Market Value =

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100 Percent	1b. Percentage of Interest Conveyed Oil and gas rights
--	---

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____.
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) Oil and gas lease exemption 72 P.S. §8102-C.3 (22) as amended by Act 77 of 1986

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	BK 0762 PG 9871 Director of Land Management	Date 5-5-05
---	--	----------------

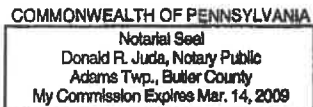
FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

ACKNOWLEDGMENT FOR LESSOR(S)

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF TIOGA) S.S.

On this, the 16th day of June, 2005, before me, the undersigned Notary Public, personally appeared Wendell R. Benson & Mrs. M. Benson known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged that he/they/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Donald R. Juda
Notary Public

My Commission Expires: Member, Pennsylvania Association of Notaries

[Notary Seal]

ACKNOWLEDGMENT FOR LESSOR(S)

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF _____) S.S.

On this, the _____ day of _____, 2005, before me, the undersigned Notary Public, personally appeared _____ known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged that he/they/she executed the same for the purposes therein contained

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

[Notary Seal]

ACKNOWLEDGMENT BY LESSEE

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) S.S.

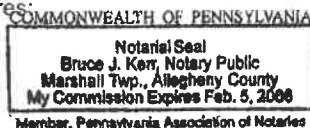
On this, the 27th day of June, 2005, before me, the undersigned Notary Public, personally appeared Samuel E. Fragale, who acknowledged himself to be the Vice President of Operations of Phillips Production Company, a corporation, and that as such Vice President being duly authorized to do so, executed 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.

B. J. Kern
Notary Public

My Commission Expires:

[Notary Seal]



BK 0762 PG 9872

20-50 sev

**TIOGA COUNTY
RECORDER OF DEEDS**

Jane E. Wetherbee, Recorder

116 Main Street
Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**

EAST RESOURCES INC
P.O. BOX 279
ALLEGANY, NY 14706

Instrument Number - 200703022

Recorded On 4/9/2007 At 3:23:23 PM

* Instrument Type - MEMORANDUM

* Total Pages - 3

Invoice Number - 112115

* Direct Party - BENSON, WENDELL R

* Indirect Party - EAST RESOURCES INC

* Customer - EAST RESOURCES INC

*** FEES**

STATE WRIT TAX	\$0.50
RECORDING FEES	\$15.00
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$20.50

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Jane E. Wetherbee
Jane E. Wetherbee
Recorder of Deeds



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* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

006913



BK0771PG1375

MEMORANDUM

ORIGINAL LEASE
NOT RECORDED

84863-PA TX

THIS MEMORANDUM has been made to indicate the existence and extension of the primary term of an Oil and Gas Lease executed by and between Wendell R. Benson and Rose M. Benson, husband and wife of RR 1 Box 553 Mansfield, Pa 16933, as LESSOR, and East Resources, Inc., a corporation, having an office at 51 W. Main St., PO Box 279, Allegany, NY 14706, as LESSEE.

The Lease for the production of oil and gas provides the following terms:

1. The Lease is dated May 5, 2000.
2. On the May 5, 2005, Lessor did execute a Lease Extension Agreement, recorded in Volume & Page 0762/9870, thereby agreeing to amend the original primary term of five (5) years as therein provided by two (2) years to result in an amended primary term of seven (7) years
3. The primary term of the Lease has been extended until May 5, 2012.
4. LESSOR, has ratified, confirmed and affirmed the existence and continuation of the Oil and Gas Lease.
5. The premises described in the Lease is all those certain tracts of land situate in the Township of Charleston, County of Tioga, State of Pennsylvania, containing 47.43 acres, more or less, and bounded as follows:

Tax Map #04 PL04 013 C

North by Benson

East by Kantz

South by Signor

West by Dunham

This Memorandum has been executed for the purpose of indicating the existence and extension of the primary term of the aforesaid Lease, a Memorandum of Lease of which is on file in the Recorders office in Volume / Page 0762/9889
The parties have executed this Memorandum this 18 day of December, 2006 0740/3710

WITNESS:

LESSOR

Keith E. Nale
Keith E. Nale

By: Wendell R Benson

By: Rose M. Benson

By: _____

By: _____

WITNESS

EAST RESOURCES INC

Ellen C Frost

Maif a Jao

Standard Acknowledgement

STATE OF PENNSYLVANIA

COUNTY OF TIOGA

On the 18th day of DECEMBER in the year 2006, before me, the undersigned, a notary public in and for said State, personally appeared

WENDELL R BENSON

personally known to me or

proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that he/she/they are the individual(s) who executed the same in his/her/their capacity(ies) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Amy J. Witter, Notary Public
Charleston Twp., Tioga County
My Commission Expires June 19, 2010
Member, Pennsylvania Association of Notaries

BK 0771 PG 1376

Notary Public

2015



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid	-0-
Book Number	771
Page Number	1375
Date Recorded	04/09/2007

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name EAST RESOURCES, INC.		Telephone Number: (716) 373-0944	
Street Address 51 WEST MAIN STREET, PO BOX 279		City ALLEGANY	State NY
		Zip Code 14706	

B. TRANSFER DATA

Grantor(s)/Lessor(s) WENDELL R. AND ROSE M. BENSON			Date of Acceptance of Document 12/18/2006		
Grantee(s)/Lessee(s) EAST RESOURCES, INC.					
Street Address RR 1, BOX 553			Street Address 51 WEST MAIN STREET, PO BOX 279		
City MANSFIELD	State PA	Zip Code 16933	City ALLEGANY	State NY	Zip Code 14706

C. PROPERTY LOCATION

Street Address N/A		City, Township, Borough CHARLESTON TWP	
County TIOGA	School District N/A	Tax Parcel Number 04-PL04-013-C	

D. VALUATION DATA

1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 0.00	5. Common Level Ratio Factor X 0	6. Fair Market Value = 0.00

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Interest Conveyed 0
---	--

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____.
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) EXEMPT UNDER SECTION 1102-C.3

ACT 77 OF 1986.

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

03/20/2007

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

BK0771PG1377

Standard Acknowledgement

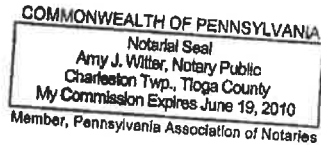
STATE OF PENNSYLVANIA
COUNTY OF TIOGA } ss:
On the 18th day of DECEMBER in the year 2006, before me, the undersigned, a notary public in and for said State, personally appeared

Rose M. Benson

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Amy J. Witter

Notary Public



Standard Acknowledgement

STATE OF New York
COUNTY OF Cattaraugus } ss:
On the 6th day of February in the year 2007, before me, the undersigned, a notary public in and for said State, personally appeared

Marilyn A. Jacoby for East Resources, Inc.

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Ellen C. Frost

Notary Public

ELLEN C. FROST
Notary Public State of New York
Registration No. 01FR051225
Qualifies in Allegany County
Commission Expires Nov. 20, 2010

Standard Acknowledgement

STATE OF _____ }
COUNTY OF _____ } ss:
On the _____ day of _____ in the year _____, before me, the undersigned, a notary public in and for said State, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Notary Public

**TIOGA COUNTY
RECORDER OF DEEDS**

Jane E. Wetherbee, Recorder

116 Main Street

Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**

**EAST RESOURCES INC
PO BOX 279
ALLEGANY, NY 14706**

Instrument Number - 200901657

Recorded On 3/2/2009 At 2:00:16 PM

*** Instrument Type - AMENDMENT**

*** Total Pages - 4**

Invoice Number - 138729

*** Direct Party - BENSON, WENDELL**

*** Indirect Party - EAST RESOURCES INC**

*** Customer - EAST RESOURCES INC**

*** FEES**

STATE WRIT TAX	\$0.50
RECORDING FEES	\$14.00
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$19.50

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Jane E. Wetherbee
Jane E. Wetherbee

Recorder of Deeds



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00AC2B



AMENDMENT OF OIL AND GAS LEASE

STATE OF PENNSYLVANIA §

COUNTY OF Tioga §

THAT WHEREAS, East Resources, Inc., 301 Brush Creek Road, Warrendale, Pennsylvania 15086, hereinafter referred to as Lessee, is the owner of that certain oil and gas lease dated May 5, 2000, executed by Wendell Benson and Rose Benson, husband and wife hereinafter referred to as Lessor, recorded in the Recorder of Deeds Office of Tioga County, Pennsylvania in Book 0740, page 3710, presently covering lands described therein containing Forty-Seven and 43/100 (47.43) acres, more or less, situated in Charleston Township(s), Tioga County, Pennsylvania, such lease being hereinafter referred to as "Lease", and;
Forced Production

WHEREAS, Lessor and Lessee mutually desire to amend and modify said Lease as hereinafter set forth to enable Lessee to unitize the Marcellus Shale formation.

NOW THEREFORE, for and in consideration of the mutual covenants herein contained and the sum of One Dollar (\$1.00) in hand paid, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound, Lessor and Lessee do hereby mutually agree as follows, to-wit:

Paragraph four of the Lease known as the UNITIZATION clause shall be deleted and replaced with the following:

UNITIZATION. Lessee is hereby granted the right to pool and unitize the Marcellus Shale, Onondaga, Oriskany or deeper formations under all or any part of the land described above with any other lease or leases, land or lands, mineral estates, or any of them whether owned by lessee or others, so as to create one or more drilling or production units. Such drilling or production units shall not exceed 640 acres in extent and shall conform to the rules and regulations of any lawful governmental authority having jurisdiction in the premises, and with good drilling or production practice in the area in which the land is located. In the event of the utilization of the whole or any part of the land covered by this lease, lessee or designated operator shall before or after the completion of a well, record a copy of its unit operation designation in the County wherein the leased premises is located, and mail a copy thereof to the lessor. In order to give effect to the known limits of the oil and gas pool, as such limits may be determined from available geological or scientific information or drilling operations, lessee may at any time increase or decrease that portion of the acreage covered by this lease which is included in any drilling or production unit, or exclude it altogether, provided that written notice thereof shall be given to lessor promptly. As to each drilling or production unit designated by the lessee, the lessor agrees to accept and shall receive out of the production or the proceeds from the production from such unit, such proportion of the royalties specified herein, as the number of acres out of the lands covered by this lease, which may be included from time to time in any such unit, bears to the total number of acres included in such unit. The commencement drilling, completion of or production from a well on any portion of the unit created under the terms of this paragraph shall have the same effect upon the terms of this lease as if a well were commenced, drilled, completed or producing on the land described herein. In the event, however, that a portion only of the land described in this lease is included from time to time in such a unit then a proportionate part of the delay rental, hereinafter provided, shall be paid on the remaining acreage.

Lessor, upon and for the same considerations, hereby adopts, ratifies and confirms the Lease in all of its terms and provisions, as hereinabove amended, and does hereby grant, lease, and demise said lease premises unto the Lessee subject to and in accordance with the terms of the Lease, as hereinabove amended.

All other terms and conditions of the Lease are in full force and effect and remain unchanged.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment of Oil and Gas Lease to be executed and made effective this 25th day of JUNE, 2008.

WITNESS:

LESSOR:

BY: Wendell Benson

Wendell Benson

WITNESS:

LESSOR:

BY: Rose Benson

Rose Benson

WITNESS:

EAST RESOURCES, INC.

Catherine Schatz

BY: Robert H. Long

Robert H. Long
Vice-President

STANDARD ACKNOWLEDGEMENT

Commonwealth
STATE OF Pennsylvania

COUNTY OF Tioga

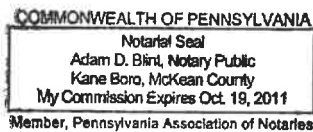
On the 25th day of JUNE, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Wendell Benson and Rose Benson personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument, the individual(s) executed the instrument.

WITNESS my hand and Notarial Seal.

Adam D. Blint
Notary Public

My Commission expires:

October 19, 2011



STANDARD ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

On the _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____,

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument, the individual(s) executed the instrument.

WITNESS my hand and Notarial Seal.

Notary PublicMy Commission expires:

CORPORATE ACKNOWLEDGEMENT

Commonwealth
STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

On this the 7th day of July, 2008, before me a Notary Public, the undersigned officer, personally appeared Robert H. Long, who acknowledged himself to be the VICE PRESIDENT of East Resources, Inc., 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.

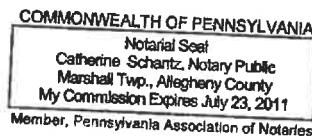
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

SEAL.

My commission expires:

July 23 2011

Catherine Schantz
Notary Public



TIOGA COUNTY RECORDER OF DEEDS

Jane E. Wetherbee, Recorder

116 Main Street
Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**

EAST RESOURCES MANAGEMENT, LLC
190 THORN HILL RD
WARRENDALE, PA 15086

Instrument Number - 201012397

Recorded On 10/15/2010 At 2:47:11 PM

* Instrument Type - DECLARATION

* Total Pages - 5

Invoice Number - 167523

* Direct Party - EAST RESOURCES MANAGEMENT LLC

* Indirect Party - EAST RESOURCES MANAGEMENT LLC

* Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

STATE WRIT TAX	\$0.50
RECORDING FEES	\$77.00
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$82.50

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Jane E. Wetherbee
Jane E. Wetherbee

Recorder of Deeds



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U17260-PA
UE

**DECLARATION OF POOLING AND UNITIZATION
HEMENWAY, A. #478 UNIT**

Please take notice that East Resources Management, LLC ("East"), the present lessee under the oil and gas leases described in Exhibit "A" attached hereto and made a part hereof (the "Leases") covering lands in **Charleston Township, Tioga County**, Pennsylvania, does by this instrument and act hereby pool, combine and unitize, in whole or in part, the Leases, to form and to declare a pooled and unitized drilling and production unit, insofar as the Leases cover, affect, and pertain to any part of the lands included within that certain unit containing 619.65 acres, more or less, as depicted on Exhibit "B" attached hereto and made a part hereof, so as to form a single operating unit for the drilling of a single or multiple infill wells, development and production of oil and/or natural gas insofar as the Leases cover, affect and pertain to the Marcellus formation (the "Unit").

This Declaration is made for the purposes of advising each lessor to the Lease, their successors and assigns, parties taking by operation of law and the public-at-large that:

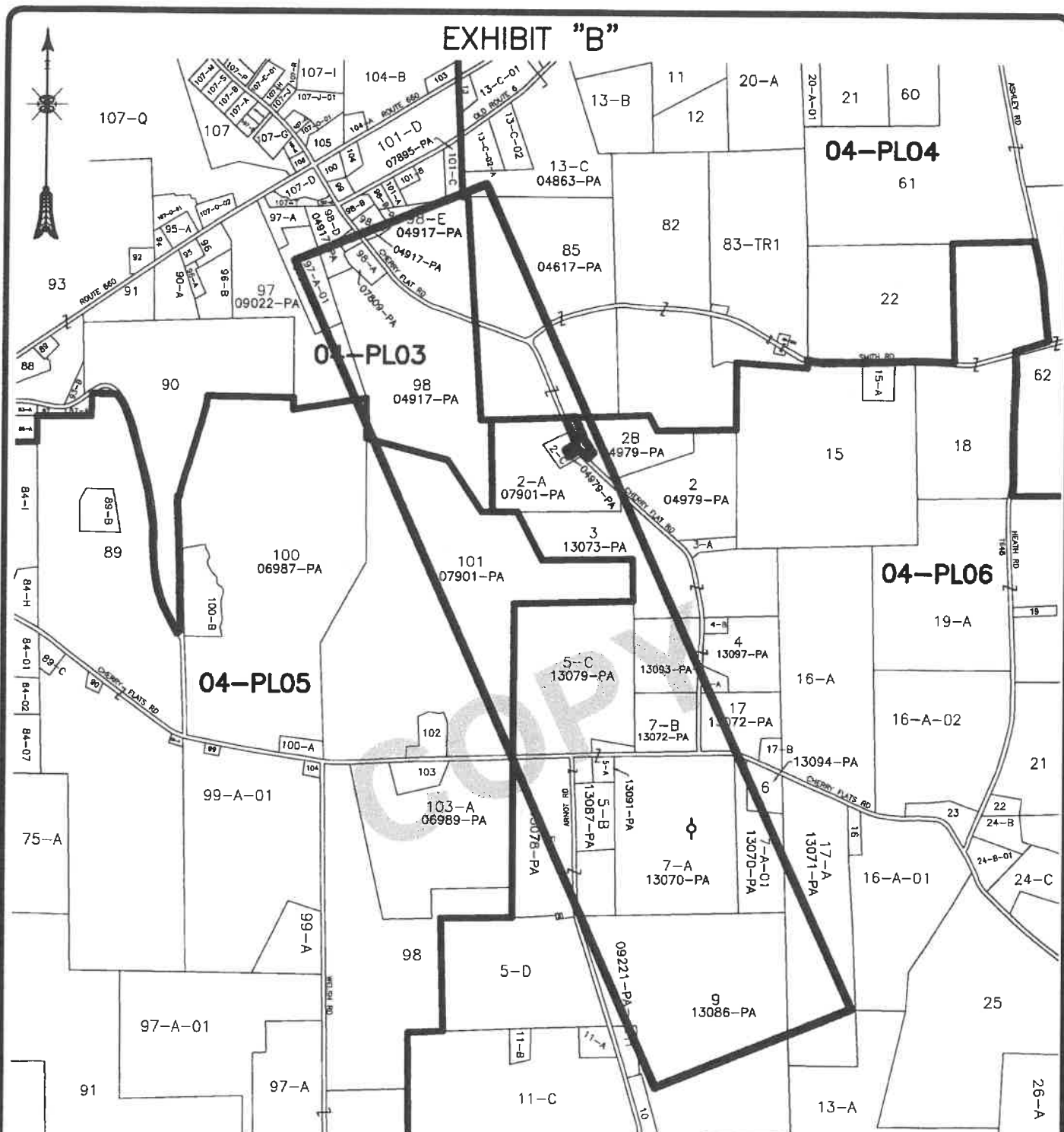
1. this Declaration is made by authority of the pooling and/or unitization provisions contained in the Leases and is subject to amendment, revision, supplementation and/or termination consistent therewith;
2. as a result of the pooling and unitization first described above, all operations, including but not limited to, the commencement of operations, drilling and operation of a well or wells, or the existence of a well (shut-in or producing) in the Unit is deemed for all purposes to be the conduct of such operations or the existence of a well upon each separately owned tract subject to a Lease in the Unit, in whole or in part, resulting in each of the Leases continuing to be in full force and effect, whether or not such Leases are beyond the end of their primary terms. Further, that portion of the production allocated to each Lease included in the Unit shall, when produced, be deemed for all purposes to have been produced from each such Lease by a well drilled thereon and the lessor of each such lease shall be entitled to the royalties payable thereunder;
3. the Unit shall be known and denominated as the **HEMENWAY, A. #478** Unit as of **OCTOBER 15, 2010**;
4. the lessors of the Leases have leased the oil and gas interests underlying the Unit on the terms and conditions set forth in the Leases and the tracts of lands within the Unit held by each lessor comprise the number of acres described in Exhibit "A" attached hereto, notwithstanding any other document or action to the contrary and, as such, each lessor is entitled to that percentage of the royalties of the entire Unit for any well in the Unit;
5. This Declaration is made without prejudice to or waiver of the rights of East to amend the Unit herein declared and to re-pool and re-unitize all or any part or parts of any Leases affected hereby when and as East determines such action to be appropriate and useful to its field development and operations;
6. this Declaration and the terms and conditions of the Leases, except as so amended, modified and/or terminated, shall be final and binding upon each and every one of the fee owners of the oil and gas interests described herein and upon their respective heirs, successors and assigns and all who take title by operation of law.

EXHIBIT "A" **HEMENWAY, A. #478 UNIT**

Unitized acreage is subject to revision by Lessee to conform to title information and subject to Lessee's right to increase or to decrease the portion of leased acreage included in the unit or to exclude it altogether, pursuant to Lessee's authority as established under the leases as identified herein.

LEASE NUMBER	RECORDING INFO BOOK/PAGE	LEASE NAME	PIN	TOWNSHIP	COUNTY	STATE	ACRES IN UNIT	PERCENT OF UNIT
04617-PA00	0740/5780	BENSON, WENDELL AND ROSE	04-PL04-085	CHARLESTON	TIOGA	PA	45.12	7.281%
04863-PA00	740/3710	BENSON, WENDELL AND ROSE M.	04-PL04-013-C	CHARLESTON	TIOGA	PA	0.72	0.117%
04917-PA00	743/3801	DUNHAM, ROBERT N.	04-PL03-098	CHARLESTON	TIOGA	PA	54.15	8.739%
			04-PL03-098-C	CHARLESTON	TIOGA	PA	2.55	0.412%
			04-PL03-098-D	CHARLESTON	TIOGA	PA	2.65	0.428%
04979-PA00	743/5920	SMITH, SILVINA	04-PL03-098-F	CHARLESTON	TIOGA	PA	25.70	4.148%
			04-PL06-002	CHARLESTON	TIOGA	PA	0.06	0.010%
			04-PL06-002-B	CHARLESTON	TIOGA	PA	2.88	0.466%
06987-PA00	766/4779	ABPLANALP, DONALD R. AND BRENDA G.	04-PL06-002-C	CHARLESTON	TIOGA	PA	2.00	0.323%
07809-PA00	770/6993	QUIMBY, ALAN J. AND SHARON	04-PL05-100	CHARLESTON	TIOGA	PA	0.40	0.065%
07895-PA00	770/7090	BREWSTER, DORIS M.	04-PL03-098-A	CHARLESTON	TIOGA	PA	3.55	0.573%
07901-PA00	770/7114	SIGNOR, EDWARD J. AND CHARLES	04-PL03-101-C	CHARLESTON	TIOGA	PA	0.14	0.023%
			04-PL05-101	CHARLESTON	TIOGA	PA	93.48	15.085%
07954-PA00	770/6749	BECKWITH, LORI AND RICK	04-PL06-002-A	CHARLESTON	TIOGA	PA	43.77	7.063%
09022-PA00	772/1216	PA COLLEGE OF TECHNOLOGY	04-PL03-097-A-01	CHARLESTON	TIOGA	PA	4.74	0.765%
09221-PA00	774/2518	BOWEN, RICK L. AND CHARLOTTE	04-PL03-097	CHARLESTON	TIOGA	PA	3.64	0.588%
13070-PA00	0742/9659	HEMENWAY, ALLYN E. & DEBORAH J.	04-PL06-011	CHARLESTON	TIOGA	PA	0.34	0.055%
			04-PL06-007-A	CHARLESTON	TIOGA	PA	62.00	10.005%
13071-PA00	0742/9677	KALTENBACH, TIMOTHY L. & CHASTITY L.	04-PL06-007-A-01	CHARLESTON	TIOGA	PA	17.14	2.766%
13072-PA00	0742/9683	BOWEN, GLENN E. & JEANNE M.	04-PL06-017-A	CHARLESTON	TIOGA	PA	21.85	3.526%
			04-PL06-007-B	CHARLESTON	TIOGA	PA	12.97	2.093%
13073-PA00	0742/9695	ZENGER, CARL G.	04-PL06-017	CHARLESTON	TIOGA	PA	4.53	0.731%
13078-PA00	0742/9593	BOWEN, JAMES L. & JANICE M.	04-PL06-003	CHARLESTON	TIOGA	PA	26.04	4.202%
13079-PA00	0742/9617	SIGNOR, EDWARD J. & SHEPANT, CHESTER E.	04-PL06-005	CHARLESTON	TIOGA	PA	26.22	4.232%
13086-PA00	0742/9581	BOWEN, RANSON W. ETAL	04-PL06-005-C	CHARLESTON	TIOGA	PA	53.27	8.596%
13087-PA00	0742/9611	BOWEN, JEFFREY L. & DEBORAH A.	04-PL06-009	CHARLESTON	TIOGA	PA	80.97	13.066%
13091-PA00	200901456	BOWEN, GARY D. & BARBARA J.	04-PL06-005-B	CHARLESTON	TIOGA	PA	10.00	1.614%
13093-PA00	200902740	HEMENWAY, PHILIP E. & ELAINE MARIE	04-PL06-005-A	CHARLESTON	TIOGA	PA	3.89	0.628%
13094-PA00	200901519	COPP, BRADLEY J. & DELPHINE	04-PL06-004-A	CHARLESTON	TIOGA	PA	0.27	0.044%
13097-PA00	200908450	ROEDER, MARTHA F.	04-PL06-006	CHARLESTON	TIOGA	PA	0.86	0.139%
			04-PL06-004	CHARLESTON	TIOGA	PA	13.75	2.219%
							619.65	100.000%

EXHIBIT "B"



UNITIZED ACREAGE IS SUBJECT TO REVISION BY LESSEE TO CONFORM TO TITLE INFORMATION AND SUBJECT TO LESSEE'S RIGHT TO INCREASE OR TO DECREASE THE PORTION OF LEASED ACREAGE INCLUDED IN THE UNIT OR TO EXCLUDE IT ALTOGETHER, PURSUANT TO LESSEE'S AUTHORITY AS ESTABLISHED UNDER THE LEASES AS IDENTIFIED HEREIN.

LEGEND:

- STATE LINES
- COUNTY LINES
- TOWNSHIP LINES
- TAX SHEETS
- PARCEL NUMBER & ERI LEASE NUMBER
- UNIT AREA
- PROPOSED WELL



EAST RESOURCES INC.
HEMENWAY, A. #478 UNIT
619.65 ACRES

LOCATED: TWN.: CHARLESTON

CO.: TIOGA

STATE: PA

SCALE: NTS

DWN BY: MHAASE

DWN DATE: 10/4/10

M:\CAD PROJECTS\ULTRA-EAST AMI\REPORTS -- WELL UNITS\HEMENWAY #478\2010-09-30 HEMENWAY 478 UNIT.DWG

IN WITNESS WHEREOF, East Resources Management, LLC has caused its company name to be subscribed hereto by its duly authorized party on this the 15th day of October, 2010, effective as described above.

EAST RESOURCES MANAGEMENT, LLC

By: 
Name: Dirk Anderson
Title: Attorney-in-Fact

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER, TO-WIT:

On this 15th day of October, 2010, before me, the undersigned officer, personally appeared Dirk Anderson, who acknowledged himself/herself to be the Attorney-in-Fact of East Resources Management, LLC, and that he/she as such officer being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of East Resources Management, LLC by himself/herself as such Attorney-in-Fact.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Michael Brendan Biggins, Notary Public
Big Beaver Boro, Beaver County
My Commission Expires June 10, 2013
Member, Pennsylvania Association of Notaries


Notary Public

This instrument prepared by:
East Resources Management, LLC

2000 AUG 18 A 9:09

RIGHT OF WAY

FOR AND IN CONSIDERATION OF TWENTY-FIVE DOLLARS (\$ 25.00) Dollars to THEM Wendell and Rose Benson
 paid, the receipt of which is hereby acknowledged, WENDELL AND ROSE BENSON
 R.R.#1 BOX 553
 MANSFIELD, PA 16933 GRANTOR S, do

hereby give and grant to NORTH PENN GAS COMPANY, a corporation of Port Allegany, Pennsylvania, GRANTEE, its successors or assigns, the full right, liberty and privilege to construct, maintain, operate, replace, change the size of and remove a pipe line, with necessary fittings, cathodic protection equipment and meters, for transportation of gas on, over and through THEIR land, situate in CHARLESTON Township, TIOGA County, State of Pennsylvania, bounded and described as follows:

On the North by lands of THEODORE BUSS; JEHOVAH WITNESS CHURCH

On the East by lands of WILLIAM SHEDDEN

On the South by lands of SR006

On the West by lands of DONALD E. LEWIS; WARREN LIVING TRUST

with free ingress, egress and regress to and from the same. The said, GRANTOR S, THEIR heirs or assigns to fully use and enjoy the said premises, except for the purposes hereinbefore granted to the said GRANTEE, which hereby agrees to pay any damages which may arise to said premises from the exercise of the rights hereby granted; said damages, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by said GRANTOR S, THEIR heirs or assigns, one by said GRANTEE, its successors or assigns, and the third by the two so appointed as aforesaid, and the award of such three persons shall be final and conclusive.

A 20FT WIDE RIGHT OF WAY FOR THE INSTALLATION, REPLACEMENT, RELOCATION, EXTENDING, AND/OR REPAIR OF NATURAL GAS DISTRIBUTION MAIN(S) AND/OR SERVICE LINE(S).

THE AMOUNT LISTED ABOVE WILL BE SENT TO YOU BY NORTH PENN GAS COMPANY.

TAX MAP # 04 PL04 13 C

PARCEL #

WITNESS the following signatures and seals on this 14th day of June A.D. 2000

WITNESS:

Larry E. Teed

Wendell Benson (SEAL)

Rose Benson (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF PENNSYLVANIA)
) ss.
 COUNTY OF Tioga

The true full and complete value of any lands, tenements, hereditaments or interest herein conveyed by this instrument is \$ 5000

On this the 14th day of June 2000 before me, a notary public, the undersigned officer, personally appeared Wendell & Rose Benson of RR#1 Box 553, Mansfield, Pa. 16933

known to me (or satisfactorily proven) to be the person S whose name S are subscribed to the within instrument and acknowledged that the Y executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Larry E. Teed
 Notary Public

Notarial Seal
 Larry E. Teed, Notary Public
 Charleston Twp., Tioga County
 My Commission Expires May 12, 2003
 Member, Pennsylvania Association of Notaries

BK0739PG7998

STATE OF PENNSYLVANIA)
) SS.
COUNTY OF)

Be it remembered, that on the day of, 19....,
before me, the subscriber, a Notary Public in and for the County of, State of Pennsylvania, personally
appeared, the subscribing witness to the execution of the above indenture,
who being duly sworn upon his oath according to law, doth depose and say that he did see

the GRANTOR.....above named, sign and seal and as.....act and deed deliver the above indenture for the uses
and purposes therein mentioned, and that the name of this deponent thereunto set and subscribed as a witness is of this
deponent's own proper handwriting.

Sworn to and subscribed before
me the day and year aforesaid.

Subscribing Witness

Notary Public

JANE WETHERBEE
REGISTER AND RECORDER
WELLSBORO, PA
Pennsylvania

INSTRUMENT NUMBER
200006277
RECORDED ON
Aug 18, 2000
8:58:37 AM

RECORDING FEES \$13.00
COUNTY IMPROVEMENT \$1.00
FUND
RECORDER \$1.00
IMPROVEMENT FUND
STATE WRIT TAX \$0.50
TOTAL \$15.50

CUSTOMER
NORTH PENN GAS COMPANY

STATE OF PENNSYLVANIA, COUNTY OF TIOGA SE

Recorded in the Recorder's Office for said County,

Book No. 139 page 778 the 18 day of

Aug 20 00
Witness my hand and Official Seal

RECORDER

COPY

NO. 392543
W. O. No. 0000026

RIGHT OF WAY

FROM

TO

NORTH PENN GAS COMPANY

Port Allegany, PA

Line Replace Culverts 650' 0"

1" Steel 24" x 24" Poly AL Enot
to Wellsboro Sewer Center
Length 1000' 0" 1000' 0"

BK0739P67999

Form OGI (87-6)

OIL AND GAS LEASE

RECORDED

THIS LEASE, made and entered into this 3 day of December, 1987, by and between

Wendell R. & Rose M. Bess JAN 25 1988 12:26

RD 1 Box 553
Mansfield, PA 16933

of DOUGLAS EXPLORATION, INC., 1201 S. Braddock Avenue, Pittsburgh, Pennsylvania 15218, hereinafter called the Lessor, and

1. That the Lessor, for and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid by the Lessee, the receipt of which is hereby acknowledged, and the covenants and agreements hereinafter contained, does hereby lease and let exclusively unto the Lessee, for the purpose of drilling, operating for, producing and removing oil and gas and all the constituents thereof, and to transport by pipelines or otherwise across and through said lands oils, gas and their constituents from the subject and other lands, regardless of the source of such gas or the location of the wells and of placing tanks, equipment, roads and structures thereon to procure and operate for the said products, all that certain tract of land situated in Richmond & CHARLESTON Township.

(Lot No.) (Section No.) SEE EXHIBIT "A" (Section No.)
in Tioga County, PA, bounded substantially as follows:

North by lands of _____
East by lands of _____
South by lands of _____
West by lands of _____

being all the property owned by Lessor or to which the Lessor may have any rights in Section/Lot SEE EXHIBIT "A"
Township, containing 848 acres, more or less and being the same land conveyed to Lessor by

SEE EXHIBIT "A"
and recorded in said county records in Book No. _____ Page _____
Book No. _____ Page _____ Book No. _____ Page _____

2. No well shall be drilled within 200 feet of the present buildings unless both parties consent thereto.

3. This lease shall continue in force for the term of FIVE(5) years from the effective date December, 3 1987
and as long thereafter as the Lessee is engaged in the production of or search for oil and/or gas on the leased premises.

4. This lease, however, shall become null and void and all rights of either party hereunder shall cease and terminate unless, within 90 days from the effective date hereof, a well shall be commenced on the premises, or unless the Lessee shall thereafter pay a delay rental of 1696.00 years 1-5
Dollars each year, payments to be made annually or quarterly until the commencement of a well. 3392.00 years 6-10

5. In consideration of the premises the Lessee covenants and agrees: (A) To deliver to the credit of the Lessor in tanks or pipelines, as royalty, free of cost, the equal one-eighth (1/8) part of all oil produced and saved from the premises, or at Lessee's option to pay Lessor the market price for such one-eighth (1/8) royalty oil at the published rate for oil of like grade and gravity prevailing on the date such oil is run into tanks or pipelines. (B) To pay to the Lessor, as royalty for the gas marketed and used off the premises and produced from each well drilled thereon, the sum of one-eighth (1/8) of the wellhead price paid to Lessee per thousand cubic feet of such gas so marketed and used; payments of royalty for gas marketed during any calendar month to be on or about the 30th day of the following month. (C) In no event shall Lessee be obligated to pay royalties to Lessor calculated on any price higher than that actually received by Lessee at the wellhead.

6. All money due under this lease shall be paid or tendered to the Lessor by check made payable to the order of and mailed to Lessor at Above Address
and the said named person shall continue as Lessor's agent to receive any and all sums payable under this lease regardless of changes in ownership in the premises, or in the oil or gas of their constituents, or in the rentals or royalties accruing hereunder until delivery to the Lessee of notice of change of owner-ship as hereinafter provided.

7. The Lessor may, at Lessor's sole risk and cost, lay a pipeline to any one gas well on the premises, and take gas produced from said well for domestic use in one dwelling house on the leased premises, at Lessor's own risk, subject to the use and the right of abandonment of the well by the Lessee. The first two hundred thousand cubic feet of gas taken each year shall be free of cost, but all gas in excess of two hundred thousand cubic feet of gas taken in each year shall be paid for at the last published rates of the gas utility in the town or area nearest to the leased premises or the field market rate, whichever is higher. Lessor shall lay and maintain the pipeline and furnish regulators and other necessary equipment at Lessor's expense. Lessor shall maintain the said pipeline, regulators and equipment in good repair and free of all gas leaks and operate the same so as not to cause waste or unnecessary leaks of gas. If the Lessor shall take excess gas as aforesaid in any year and fail to pay for the same, the Lessee may deduct payment for such excess gas from any rentals or royalties accruing to the Lessor hereunder. Lessor acknowledges that he has been advised as to the risks inherent in the taking of gas in this manner, and Lessor agrees to assume all such risks caused by Lessor's lines or equipment. Lessor agrees to hold Lessee and the well operator and all parties in interest in any well on the leasehold premises harmless from any claims of any nature whatsoever which may arise by the usage of gas from any such well by Lessor, his heirs, executors, administrators and assigns.

8. If, during the primary term hereof, a well is drilled and is a dry hole and is plugged according to law, then Lessee may continue the primary term in effect by either commencing operations for the drilling of a subsequent well, or by resuming payment of said delay rentals, before the expiration of 90 days from said plugging date. In the event a well is commenced during the primary term hereof, but is a dry hole and is plugged following the expiration of the primary term, then the primary term shall be extended for 90 days from said plugging date.

9. Lessee shall upon the completion of the first productive well upon said premises make a diligent effort to obtain a pipeline connection but any delay shall not be counted against the Lessee provided Lessee shall resume delay rental payments for quarterly periods, beginning one year from the date that the first productive well shall be completed until said first well shall be connected to a pipeline. Likewise, in the event such well is shut-in for any reason after having produced in paying quantities, Lessee shall make shut-in royalty payments in the same amount as the delay rental payments provided for hereinabove, beginning one year from the date such well is shut-in and continuing until said well is returned to production.

10. The consideration, land rentals, well rentals or royalties paid and to be paid, as herein provided, are and will be accepted by the Lessor as adequate and full consideration for all the rights herein granted to the Lessee and the further right of drilling or not drilling on the leased premises, whether to offset producing wells on adjacent or adjoining lands or otherwise, as the Lessee may elect.

11. The Lessor hereby grants to the Lessee the right at any time to consolidate the leased premises or any part thereof or strata therein with other lands to form an oil and gas development unit of not more than 640 acres or such larger unit as may be required by state law or regulation for the purpose of drilling a well thereon, but the Lessee shall in no event be required to drill more than one well on such unit. Any well drilled on said development unit whether or not located on the leased premises, shall nevertheless be deemed to be located upon the leased premises within the meaning and for the provisions and covenants of this lease to the same effect as if all the lands comprising said unit were described in and subject to this lease; provided, however, that only the owner of the lands on which such well is located may take gas for use in one dwelling house on such owner's lands in accordance with the provisions of this lease, and provided further that the Lessor agrees to accept, in lieu of the one-eighth (1/8) oil and gas royalty hereinbefore provided, that proportion of such one-eighth (1/8) royalty which the acreage consolidated bears to the total number of acres comprising said development unit. The Lessee shall effect such consolidation by executing a declaration of consolidation with the same formality as this oil and gas lease setting forth the leases or portions thereof consolidated and recording the same in the recorder's office at the courthouse in the county in which the leased premises are located and by mailing a copy thereof to the Lessor at the address hereinabove set forth unless the Lessee is furnished with another address. If the well on said development unit shall thereafter be shut in, the shut-in royalty hereinbefore provided for such use shall be payable to the owners of the parcels of land comprising said unit in the proportion that the acreage of each parcel bears to the entire acreage consolidated.

12. In case the Lessor owns a less interest in the above described premises than the entire and undivided fee simple therein then the royalties and rentals herein provided for shall be paid to the Lessor only in the proportion which such interest bears to the whole and undivided fee. If said land is owned by two or more parties, or the ownership of any interest therein should hereafter be transferred by sale, devise or operation of law, said land, nevertheless, may be held, developed and operated as an entirety, and the rentals and royalties shall be divided among and paid to such several owners in the proportion that the acreage owned by each such owner bears to the entire leased acreage.

13. No change of ownership in the leased premises or in the rentals or royalties hereunder shall be binding on the Lessee until after notice to the Lessee either by delivery of notice in writing duly signed by the parties to the instrument of conveyance or assignment and delivery of such original instrument or a duly certified copy thereof to the Lessee.

14. The Lessee shall have the right to assign and transfer, as hereinabove set forth, the within lease in whole or in part and Lessor waives notice of any assignment or transfer of the within lease. Failure of payment of rental or royalty on any part shall not void this lease as to any other part. Lessor agrees that when and if the within lease is assigned the Lessee herein shall have no further obligations hereunder. The Lessor hereby warrants and agrees to defend the title to the leased premises. The Lessor further grants to the Lessee, for the protection of the Lessee's interest hereunder, the right to pay and satisfy any claim or lien against the Lessor's interest in the premises as herein leased and thereupon to become subrogated to the rights of such claimant or lien holder, and the right to direct payment of all rentals and royalties to apply on the payment of any existing liens on the premises.

EXHIBIT "A"

To that OIL & GAS LEASE, Dated 12-3-1987 Between:
Wendel R. & Rose M. Benson; Lessor
Douglas Exploration, Inc; Lessee

TAX MAP ID	ACRES	Deed
29-7-94	49.26	263/269
29-9-110	.470	395/752
29-5-6A	43.480	349/1041
29-5-6F	1.950	362/731
29-5-6A-1	1.660	374/335
29-7-124	143.150	385/294/289
29-5-7	211.000	385/289
29-5-5	65.000	385/294/289
29-4-16	175.000	385/294/289
4-4-85	98.200	344/422
4-4-130	58.440	344/422
	<u>847.61 ac.</u>	

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
POST OFFICE BOX 8910
HARRISBURG, PA 17105-0910

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	
Book Number	472
Page Number	603
Date Recorded	1-22-88

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet[s].

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: DOUGLAS EXPLORATION, INC.
Telephone Number:
Street Address: 1201 S. BRADDOCK AVENUE
City: PITTSBURGH
Area Code (412) 244-0300
State: PA
Zip Code: 15218

B TRANSFER DATA

Grantor(s)/Lessor(s): Wendell R. & Rose M. Benson (H&W)
Street Address: RD 1, Box 553
City: Mansfield
State: PA
Zip Code: 16933
Date of Acceptance of Document: December 3, 1987
Grantee(s)/Lessee(s): DOUGLAS EXPLORATION, INC.
Street Address: 1201 S. BRADDOCK AVENUE
City: PITTSBURGH
State: PA
Zip Code: 15218

C PROPERTY LOCATION

Street Address:
City, Township, Borough: Richmond & Charleston
County: TIOGA
School District:
Tax Parcel Number:

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
	+	=
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
	x	=

E EXEMPTION DATA

1a. Amount of Exemption Claimed: 1b. Percentage of Interest Conveyed:
2. Check Appropriate Box Below for Exemption Claimed
☐ Will or intestate succession (Name of Decedent): (Estate File Number)
☐ Transfer to Industrial Development Agency.
☐ Transfer to Agent or Straw Party. (Attach copy of agency/straw party agreement).
☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$
☐ Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number, Page Number
☐ Corrective deed (Attach copy of the prior deed).
☐ Statutory Corporate Consolidation, Merger or Division. (Attach copy of articles).
☒ Other (Please explain exemption claimed, if other than listed above.) Less than 30 years.

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: *Sib Marie Anania*
Date: 1/22/88

(SEE REVERSE)

BOOK 472 PAGE 605

WAB RMB JAB

15. The Lessee shall bury, ~~when requested by the Lessor~~, all pipelines used to conduct oil or gas to, on, through and off the premises and pay all damages to growing crops, buildings, fences and trees caused by operations under this lease. All reclamation of well sites, tank sites and other surface damage shall be completed, weather permitting, within one year of the start of production or the completion of plugging. Any damages if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by the Lessor, one by the Lessee, and the third by the two so appointed, and the award of such three persons shall be final and conclusive. Each party shall pay the cost of their appraiser and shall share the cost of the third appraiser.

16. The Lessee shall have the privilege of using sufficient oil, gas and water for operating on the premises and the right at any time during or after the expiration of this lease to remove all pipe, well casing, machinery, equipment or fixtures placed on the premises. The injection of water, brine or other fluids into subsurface strata shall be made only into strata below those furnishing domestic fresh water and Lessee agrees to adequately protect Lessor's fresh water supply from contamination or damage which may be caused by Lessee's operations. The Lessee shall have the right to surrender this lease or any portion thereof by written notice to the Lessor describing the portion which it elects to surrender, or by recording the surrender or partial surrender of this lease, any of which shall be a full and legal surrender of this lease as to all of the premises or such portion thereof as the surrender shall indicate and a cancellation of all liabilities under the same of each and all parties hereto relating in any way to the portion or all the premises indicated on said surrender, and the delay rental hereinbefore set forth shall be reduced in proportion to the acreage surrendered. If the initial payment made hereunder by Lessee to Lessor is by Lessee's draft, then the parties agree that Lessee may stop payment on said draft prior to its due date and surrender this lease pursuant to this paragraph, in the event of the failure of title of Lessor or for any other reason. In such event, Lessee shall have no underlying liability to Lessor in any amount.

17. In the event the Lessee is unable to perform any of the acts to be performed by the Lessee by reason of force majeure including but not limited to acts of God, strikes, riots, and governmental restrictions including but not limited to restrictions on the use of roads, this lease shall nevertheless remain in full force and effect until the Lessee can perform said act or acts and in no event shall the within lease expire for a period of ninety days after the termination of any force majeure.

18. Prior to the end of the primary term hereof, the Lessee shall have the option to renew this Lease for an additional period of FIVE(5) years. The Lessee may exercise this option by paying to the Lessor the sum of \$ 4.00 PER ACRE, which payment shall be regarded as an option payment and not as a delay rental. If Lessee exercises this option to renew, the Lease shall continue under the same terms and conditions, including Lessee's obligation to pay delay rentals as set forth in paragraph 4 above, for said additional period, and as long thereafter as oil, gas or associated hydrocarbons are produced from the premises, or drilling operations are continuously prosecuted.

19. If Lessor receives an offer to lease the oil and gas, covering any portion of the land described herein and becoming effective within 30 days of the expiration of this lease, Lessor hereby agrees to notify Lessee immediately of offeror's name and the terms offered. Lessee for 15 days after receipt of such notice shall have the prior and preferred right and option to lease the oil and gas covered by the offer at the price, terms and conditions specified in the offer. Failure of the Lessor to provide such notice to the Lessee shall constitute an offer to lease the oil and gas covered by the offer at the price, terms and conditions specified in the offer.

20. In the event Lessor considers that Lessee has not complied with all its obligations hereunder, both express and implied, Lessor shall notify Lessee in writing setting out specifically in what respects Lessee has breached this contract. Lessee shall then have thirty (30) days after receipt of said notice within which to meet or commence to meet all or any part of the breaches alleged by Lessor. The service of said notice shall be precedent to the bringing of any action by Lessor on said lease for any cause, and no such action shall be brought until the lapse of thirty (30) days after service of such notice on Lessee. Neither the service of said notice nor the doing of any acts by Lessee aimed to meet all or any of the alleged breaches shall be deemed an admission or presumption that Lessee has failed to perform all its obligations hereunder.

21. Lessor hereby warrants that he is not currently receiving any bonus, rental, production royalty or shut-in royalty as the result of any prior oil and gas lease covering any or all of the subject premises, and that there have been no wells drilled upon the subject premises or upon other lands with which the subject premises have been combined in a drilling or production unit.

22. All covenants and conditions between the parties hereto shall extend to their heirs, personal representatives, successors and assigns and the Lessor hereby warrants and agrees to defend the title to the lands herein described. It is mutually agreed that this instrument contains and expresses all of the agreements and understandings of the parties in regard to the subject matter thereof, and no implied covenant, agreement or obligation shall be read into this agreement or imposed upon the parties or either of them.

IN WITNESS WHEREOF, and intending to be legally bound, the Lessors have hereunto set their hands and seals the day and year first above written.

Signed and Acknowledged in the presence of:

Joseph L. Bisognia Jr.

Signatures

Gwendell R. Benson
Rose M. Benson

Social Security No.
or Tax I.D. No.

1633-32-6631

ATTEST:

Williamne Jaria
Assistant Secretary

DOUGLAS EXPLORATION, INC.

Man. J. Dunn
By: Executive Vice-President

23. Lessor and Lessee shall agree, in writing, as to the location of any well site, access road, or pipeline, to be located on Lessors lands, said consent shall not be unreasonably withheld.

STATE OF PENNSYLVANIA, COUNTY OF TIOGA SS

Recorded in the Recorder's Office for said County in

Book No. 472 page 608 the 25 day

of Jan 19 88

Witness my hand and Official Seal

COMMONWEALTH OF PA)
COUNTY OF TIOGA) SS.

Before me, a Notary Public in and for said county and state, personally appeared the above named Wendel R. & Rose M. Benson

who acknowledged to me that they did execute the foregoing instrument and that the same is their free act and deed for the purposes therein set forth.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at Tioga County, PA

this 3 day of December, 19 87

My Commission Expires: 8-6-90

COMMONWEALTH OF Pennsylvania
COUNTY OF Allegheny

CORPORATE ACKNOWLEDGEMENT

personally came Marc A. Dunn On the 14th day of December, 19 87 before me
he/she is the Executive Vice-President (title) of Douglas Exploration, Inc.
a corporation, and that he/she as such Officer, being authorized so to do,
executed the foregoing instrument for the purposes therein contained on behalf of the corporation.

Witness the hand and official seal of the undersigned this the day and year first above written.

My Commission Expires: LISA MARIE ANANIA, Notary Public
Pittsburgh, Allegheny County
My Commission Expires April 8, 1991

This instrument prepared by:

BOOK 472 PAGE 608

Douglas Exploration

15.50 pc

COUNTY OF Tioga

AMENDMENT TO OIL AND GAS LEASE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned, Wendell R. Benson and Faye M. Benson, his wife,
is the Lessor in a certain Oil and Gas Lease dated December 3, 1987,
executed in favor of Douglas Exploration, Inc. as Lessee,
containing 848.0 acres of section varied Richmond & Charles Town(ship), Tioga
County Pennsylvania, recorded in Book 472, Page 603, in the office of Register
of Deeds of said county, bounded and described as follows:

North: SEE EXHIBIT " A "
South:
East:
West:

which lease is now owned by Douglas Exploration, Inc. and

WHEREAS, the parties to said lease desire to amend the same to the extent hereinafter set forth;

NOW, THEREFORE, for good and valuable consideration in hand paid the undersigned by Douglas Exploration, Incorporated, the receipt and sufficiency of which is hereby acknowledged, the undersigned do hereby amend the above described oil and gas lease by the addition of the following provisions to all the other terms, covenants, and conditions therein contained.

3. Amend Term from 5 (Five) Years to 10 (Ten) Years.

4. Delay rentals shall be \$2.00 per acre per year for the entire 10 (Ten) Years.

In the event of conflict between the above quoted provisions and any other provisions contained in said lease, said above quoted provisions shall prevail to the extent of such conflict; in any other respects the lease and the prior amendments thereto, if any, shall remain in full force and effect and each of the undersigned does hereby ratify and confirm such lease.

EXECUTED THIS 3rd day of March, 1988.

WITNESS:

Enkjuil as to both

LESSOR:

Wendell R. Benson 1633-32-6631

Rose M. Benson
Rose M. Benson

LESSEE:

M. A. Gunn
Douglas Exploration, Inc.

COMMONWEALTH OF Pennsylvania

COUNTY OF Tioga

Before me, a Notary Public in and for said county and state, personally appeared the above named Wendell R. Benson and Rose M. Benson, his wife who acknowledged to me that they did execute the foregoing instrument and that the same is their free¹⁴ act and deed for the purposes therein set forth.

Testimony Whereof, I have hereunto set my hand and affixed my official seal at Unstfield, Pennsylvania this 30th day of March, 1988

My Commission Expires:

June 17, 1991
ERIK GRILL, NOTARY PUBLIC
LIGONIER TWP., WESTMORELAND COUNTY
MY COMMISSION EXPIRES JUNE 17, 1991
Member, Pennsylvania Association of Notaries

Notary Public

BOOK 474 PAGE 562

EXHIBIT "A"

Attached to that certain Amendment to Oil and Gas Lease dated March 3, 1988 by and between Wendell R. Benson and Rose M. Benson as Lessor and Douglas Exploration, Inc. as Lessee.

<u>TAX MAP ID. #</u>	<u>ACRES</u>	<u>DEED, BOOK/PAGE</u>
29-7-94	49.26	263/269
29-9-110	0.470	395/752
29-5-6A	43.480	349/1041
29-5-6F	1.950	362/731
29-5-6A-1	1.660	374/335
29-7-12-124	143.150	385/294/289
29-5-7	211.000	385/289
29-5-5	65.000	385/294/289
29-4-16	175.000	385/294/289
4-4-85	98.000	344/422
4-4-13C	58.440	344/442
	847.610 Acres	

STATE OF PENNSYLVANIA, COUNTY OF TIOGA SS
 Recorded in the Recorder's Office for said County, in
 Book No. 474 page 562 the 22 day
 of March 1988
 Witness my hand and Official Seal
Nancy C. Kimble Recorder
 pw.

BOOK 474 PAGE 563

Adverse Conveyances

**TIOGA COUNTY
RECORDER OF DEEDS**

Keriane Chaborek, Recorder

116 Main Street
Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**

**GALAXY SETTLEMENTS INC
9614 DEERCO ROAD
LUTHERVILLE TIMONTUM, MD 21093**

Instrument Number - 202405949
Recorded On 7/30/2024 At 8:12:49 AM

* Instrument Type - DEED

* Total Pages - 5

Invoice Number - 318087

* Grantor - BENSON, WENDELL

* Grantee - RUBERT, AMANDA

* Customer - GALAXY SETTLEMENTS INC

*** FEES**

STATE TRANSFER TAX	\$1,350.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES	\$13.50
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
WELLSBORO AREA SCHOOL	\$675.00
REALTY TAX	
CHARLESTON TOWNSHIP	\$675.00
TOTAL PAID	\$2,759.25

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Keriane Chaborek

Keriane Chaborek
Recorder of Deeds



THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

02450A



DEED

MADE the *10th* day of July in the year Two Thousand and Twenty-Four (2024).

BETWEEN WENDELL BENSON, widower, by DENA L. BENSON, his Attorney-in-Fact, of 486 Ore Bed Road, Mansfield, PA 16933; party of the first part, GRANTOR;

A

N

D

AMANDA RUBERT and KEVIN RUBERT, her husband, of 1508 Sheshequin Road, Towanda, PA 18848; parties of the second part, GRANTEES;

WITNESSETH, that in consideration of One hundred thirty-five thousand and 00/100 (\$135,000.00) Dollars in hand paid, the receipt where is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, their heirs and assigns;

ALL that lot of land situate in Charleston Township, Tioga County, Pennsylvania bounded and described as follows:

BEGINNING at the Southeast corner of Lot No. 82 of the allotment of the Bingham lands in said Township; thence along the East line of said Lot No. 82 North 1° East 137.1 rods; thence along the South line of Lot No. 81 of Said lands South 89-1/2° East; thence along the West line of Lot No. 80 of said land South 1-1/2° East 108.3 rods; thence along the North line of Lot No. 110 of the said lands North 89.1° West 32 rods; thence along the West line of the same lot South 1-1/2° West 30 rods; thence along the North line of Lot No. 109 of said lands North 88.7° West 104.6 rods; and thence along the North line of Lot No. 107 of said lands North 88-1/2° West 5.7 rods to the place of BEGINNING.

It being Lot Nos. 75 and 76 of the Bingham lands in said Township and part of warrants nos. 1791 and 1806.

EXCEPTING AND RESERVING THEREFROM the following described lot: BEGINNING in the center of the Gilkey Road at the intersection of said road with the South line of Lot No. 81 of the Bingham lands in Charleston Township; thence by said Gilkey Road South 56-1/4° West 14.9 perches; thence North 33-3/4° West 10.8 perches to a post in the South line of said Lot No. 81; thence by said South line South 87- 7/8° East 18.2 perches to the place of BEGINNING.

ALSO EXCEPTING AND RESERVING a lot of land conveyed by C. D. Drew et al to Nelson Smith and Marion B. Smith, his wife, by deed dated August 28, 1935 and recorded in Tioga County Deed Book 206, Page 352, bounded and described as follows:

BEGINNING at a point in the center of the concrete road, Roosevelt Highway No. 6, at a point where the property line between the hereinafter described lands and lands of Raymond Tipple intersect the centerline of said concrete road; thence in a Northwesterly direction 189 feet, more or less to a post and stone corner; thence in another Northwesterly direction along land of

the said Raymond Tipple, 118 feet, more or less to a post and stone corner, thence Southwesterly along other land of the said first parties to a post and stone corner; thence Southeasterly along other lands of the said first parties 285 feet, more or less to the center line of said highway; thence Northeasterly along the center line of said highway 845 feet, more or less to the place of BEGINNING.

ALSO EXCEPTING AND RESERVING from the above described premises an undivided One-half of all Oil and gas, the same having been conveyed by Charles D. Drew and wife and Vern D. Drew and wife to Hughes F. Meaker by deed dated April 18, 1931 and recorded in Tioga County Deed Book 183, Page 380.

ALSO EXCEPTING AND RESERVING the following lot of land conveyed by Verne D. Drew and Alma R. Drew, his wife, to Howard A. Dean and Rachael M. Dean, his wife, by deed dated October 16, 1950 and recorded in Tioga County Deed Book 255, Page 439, bounded and described as follows:

BEGINNING at a point in the center of the old location of Route 6; thence by other land of Verne Drew and wife, South $48^{\circ} 24'$ East 275 feet to an iron corner; thence still by said Drew, North $59^{\circ} 24'$ East 481 feet to an iron corner in the South line of lands of Chas. Kukala, thence by the same, North 86° West 478.5 feet to the center line of said old location of Route 6; thence by the center line of said highway, South $54^{\circ} 31'$ West 170.16 feet to the place of BEGINNING.

ALSO ALL that lot of land situate in Charleston Township, Tioga County, Pennsylvania bounded and described as follows:

BOUNDED on the North by lands of Luther Shumway; on the East by lands of Robert and W. Smith; on the South by lands of T. L. Lewis, and on the West by lands of Ellsworth Francis.

EXCEPTING AND RESERVING lot of land conveyed by Fred W. Wagner and F. Helen Wagner, his wife, to Francis L. English and Eileen B. English, his wife, by deed dated October 14, 1966 and recorded in Tioga County Deed Book 326, Page 769, bounded and described as follows:

BEGINNING at a point in the South boundary line of Pennsylvania State Highway Route 6 at the Northeast corner of a parcel of land owned or occupied by Fred Wagner, which said point is now Marked by a spark plug advertising sign; thence North 63° East along the South boundary line of said state highway 472 feet to a point in the Northeasterly boundary line of the premises conveyed to Arthur L. English by deed from Nelson Smith and Marion B. Smith, his wife, said deed being dated September 3, 1945 and recorded in the office of the Recorder of Deeds of Tioga County in Deed Book 239 at page 348; thence South $48-1/2^{\circ}$ West a distance of about 504 feet along the Northeasterly line of the premises conveyed to Arthur R. English by the aforesaid deed and to the Northwest corner of said premises so conveyed; thence North 21° west along the Easterly line of land owned and occupied by said Fred Wagner about 125 feet and to the point and place of BEGINNING.

Being a triangular parcel of land lying between the Southern boundary line of Pennsylvania State Highway Route No. 6 and the Northeasterly boundary line of the premises conveyed by said Smith and wife to Arthur R. English. The above description is in accordance with a survey and map made by E. O. Mudge, C. E.

ALSO EXCEPTING AND RESERVING premises conveyed by Fred W. Wagner and Fannie Helen Wagner, his wife, to Cemetery Service, Inc. by deed dated May 1, 1967 and recorded in Tioga County Deed Book Volume 327, Page 925, bounded and described as follows:

BEGINNING at the Northwest corner hereof which is an extension Northeasterly $11^{\circ} 1' 41''$ West from Wellsboro Electric Company pole No. 6766 to the center line of Township Route No. T545; thence North $56^{\circ} 36' 48''$ East along said center line of said highway 595 feet; thence South from the center line of said highway $48^{\circ} 15' 12''$ East 25.75 feet to an iron rod; thence along Westerly lands of Earl Dean South $48^{\circ} 15' 12''$ East 254.45 feet to an iron rod; thence along the Southeastern boundary line of lands of

Earl Dean North 62° 8' 18" East 481.04 feet to an iron rod; thence in a line passing Just East of Pennsylvania Electric Company right-of-way pole MW257 along lands of Casmir Kukla South 7° 36' 37" West 531.31 feet to an old iron pin; thence South 81° 27' 29" West 1011.49 feet to an iron pin; thence North 11° 1' 41" West 318.28 feet to the place of BEGINNING.

AS per survey of Boyer Kantz, R. S., dated March 9-10, 1967, and being Blue Print No. 2912 filed.

EXCEPTING AND RESERVING ALSO a parcel of land conveyed by Fred W. Wagner and Fannie H. Wagner, his wife, to Ben H. Sherman and Esther N. Sherman, his wife, by deed dated May 1, 1967 and recorded in Tioga County Deed Book Volume 327, Page 927, bounded and described as follows:

BEGINNING at the Northwest corner hereof and being the Southwest Corner of lands previously conveyed by the grantors herein to the Cemetery Service, Inc., said point being at an iron rod; thence North 81° 27' 29" East along the Southeastern line of lands of Cemetery Service, Inc. 1011.49 feet to an old iron pin; thence South 7° 4' 32" West along lands of Casmir Kukla and Floyd Smith 1235.61 feet to an iron rod; being the Southwest corner of lands of Floyd Smith; thence North 85° 10' 57" West along lands of Boyer Kantz, 702.03 feet to an iron rod; thence North 8° 18' 11" West along other lands of the grantors 1027.51 feet to the place of BEGINNING.

AS per survey of Boyer Kantz, R. S. dated March 9-10, 1967.

EXCEPTING AND RESERVING unto the grantors, Fred W. Wagner and F. Helen Wagner, his wife, their heirs and assigns, the following described lot and parcel of land:

BEGINNING at a point in the center of U. S. Route No. 6, said point being the Northeast corner of lands of LaRue Thomas; thence 400 feet South along the lands of LaRue Thomas to a point; thence East 250 feet to a point, thence North 400 feet to the point in the center line of U. S. Route 6 west 250 feet to the place of BEGINNING.

Less and excepting all that certain tract, piece or parcel of land conveyed in Deed Book Volume 380, Page 847.

Less and excepting all that certain tract, piece or parcel of land conveyed in Record Book 722, Page 984.

Less and excepting all that certain tract, piece or parcel of land conveyed in Instrument No. 201509168.

Less and excepting all that certain tract, piece or parcel of land conveyed in Instrument No. 202103575.

* For clarification due to the many excepted and reserved pieces, the parcel being sold totals 22.46 acres as per Tioga County Assessment Office. The survey done on July 28, 2020 by Duane E. Wetmore, Professional Land Surveyor. Survey Map 95-14F2 noted it was 22.37 acres, but a survey with that acreage notation was never recorded. Maps recorded in the land records of Tioga County, PA to instrument numbers 202007319 and 201502010 confirm the acreage at 22.46. Further, the three lots noted on the map as 5,6,7 are part of the 22.46 acres as is the 16.37 acres. The survey map note #11 states that the instrument number for those lots in the land records of Tioga County, PA is #201502010, and also shows the access strip and a utility line that combined totals 22.46 acres. Tioga County Office of Assessment will update the land records to 22.46 acres at the time the deed is recorded.

~~_____~~
~~_____~~ Note: Notomitted. placed on prior page before recording
TAX MAP NO. 04/04.00/013C//000.

BEING PART OF the same premises which Fred W. Wagner and F. Helen Wagner, his wife, by Deed dated 09/20/1971 and recorded 09/21/1971 in the Office of the Recorder of Deeds in and for the County of Tioga in Deed Book Volume 314, Page 422, granted and conveyed unto Wendell Benson and Rose Benson, husband and wife, as tenants by the entirety. AND THE SAID Rose Benson, has since departed this life on 03/29/2020, leaving title vested in Wendell Benson by right of survivorship. The said Wendell Benson signed a Power of Attorney naming his daughter, Dena Benson, his Power of Attorney; said Power of Attorney dated March 11, 2024 and recorded on May 30, 2024 at Tioga County Instrument #202404111.

AND the said Grantors will specially WARRANT AND FOREVER DEFEND the property hereby conveyed.

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals the day and year first above-written.

Wendell Benson by
Dena Benson, His Attorney -
in-fact

WENDELL BENSON, by Dena Benson,
His Attorney-in Fact

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the grantee herein is as follows:

1508 Sheshequin Road
Tawanda, PA 16949

Chawn D. Gehr

Attorney or Agent for Grantee

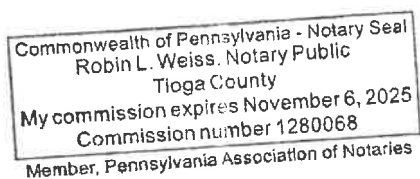
COMMONWEALTH OF PENNSYLVANIA

}
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} §
}

COUNTY OF TIOGA

On this the *10th* day of July, 2024, before me, a notary public, the undersigned Officer, personally appeared Wendell Benson, by his Attorney-in-Fact, Dena Benson, (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and she acknowledges that she executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

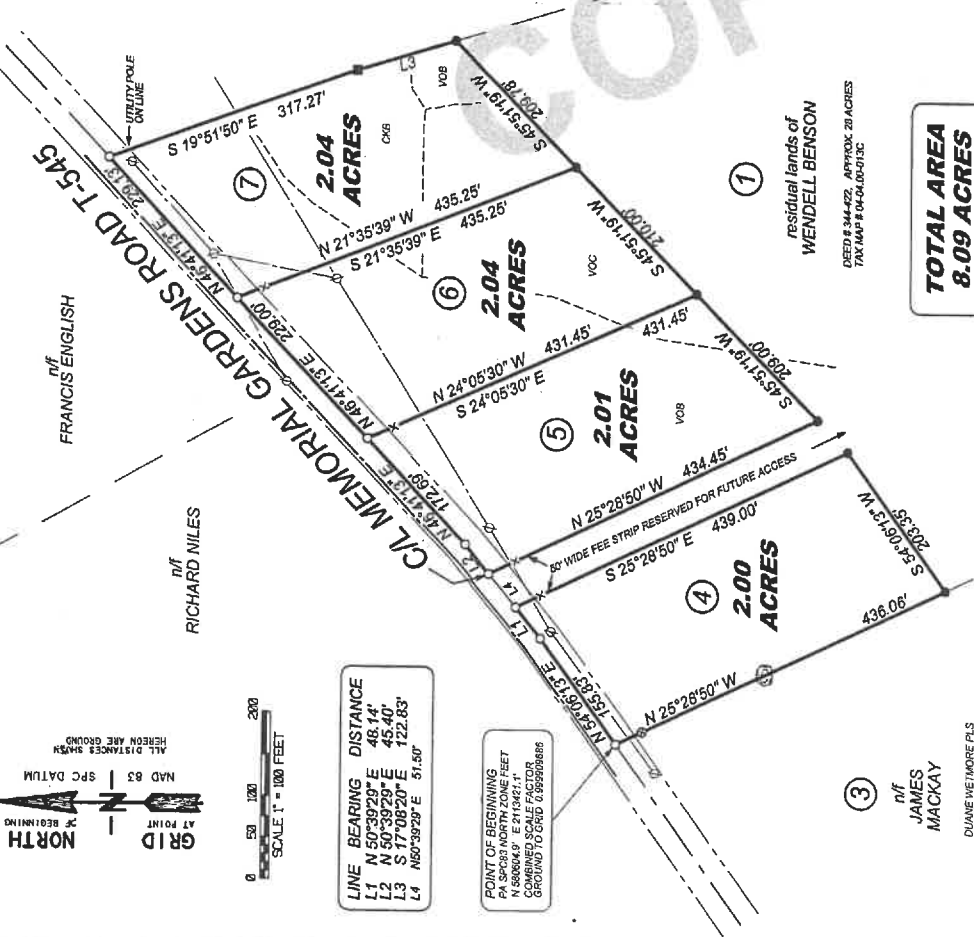


Robin L. Weiss

My Commission Expires: *11/6/2025*

POINT OF BEGINNING
PA SPC83 NORTH ZONE FEET
N 58°05'04.9" E 2113427.1'
COMBINED SCALE FACTOR
GROUND TO GRID 0.999999686

③
n/f
JAMES
MACKAY



TOTAL AREA
8.09 ACRES

LEGEND OF SYMBOLS THAT
MAY APPEAR ON THIS MAP

	SET MAGNETIC NAIL
	SURVEY GLASS LINE POST
	FOUND BENCHMARK / MONUMENT
	HYDRANT
	NOW OR FORMERLY ALLOWING OWNER BOUNDARY
	ROAD RIGHT LINE 50' WIDE
	ROAD CENTERLINE
	EASEMENT OR GATEWAY
	UTILITY POLE / EAVE LINE
	TELEPHONE LINE
	GAS LINE / PIPELINE
	WATER LINE
	MUNICIPAL SEWER LINE
	SOILS BOUNDARY LINE
	F-100 1' CHANGE FLOOD BOUNDARY
	SOIL'S PROFILE / PERC
	SLOPE DIRECTION
	SECONDARY ACCESS

Co. Reviewed: *Simultaneous* Subd. # *C-15-1-1* 1/30/15

TOWNSHIP PLANNING COMMISSION REVIEW APPROVAL
This plan of subdivision has been approved by the Planning
Commission of the Township of Charlottesville, Lehigh County,
Pennsylvania on this 12 day of Feb. 2006
Doris Carver
(Secretary)

[illegible]

This plan of subdivision approved by resolution of the Board of Supervisors of the Township of Charleston, Inago County, Pennsylvania on this 16 day of Feb. 2006.

Wendell D. Ryan
(Board of Supervisors)

John D. Ryan
(Chairman of Board)

JOE WETTERBE
REGISTER AND RECORDER
TIOGA COUNTY, PA
Pennsylvania

INSTRUMENT NUMBER
201502010
RECORDED ON
Mar 03, 2015
3:42:32 PM

RECORDING FEES	\$20.00
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT	\$2.00
FUND	
TOTAL PAID	\$25.00

IN#: 273827
CUSTOMER
WAGGELL & ROSE-BENSON

n/f
TIOGA COUNTY
MEMORIAL GARDENS INC.

Abx	Description	Stays
#	CXK Chemically gravely born	2-12%
#	VOV Vicious Channery salt born	3-4%
#	VOV Vicious Channery salt born	8-15%

* May have hybrid inclusions in certain biographic settings. Although no such areas have not yet been identified, all parties must be aware that any permit must be obtained prior to any construction which will encroach on a wetland prime farmland.

[illegible]

10/ Owner: Wardell/Benson
486 Chestnut Rd., Mansfield, PA
570-652-2763

WENDELL & ROSE BENSON

**PART OF DEED # 344-422
CHARLESTON TOWNSHIP
TIOGA COUNTY, PA
SURVEYED OCTOBER 17, 2014**

MAP # 95-14

**DUANE E. WETMORE
PROFESSIONAL LAND SURVEYOR
MIDDLEBURY CENTER, PA.
ph. 870-378-2102**

TIOGA COUNTY RECORDER OF DEEDS

Jane E. Wetherbee, Recorder

116 Main Street
Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**

LAWRENCE B. MANSFIELD, ESQUIRE
9 E. MAIN STREET
P.O. BOX 294
MANSFIELD, PA 16933-0294

Instrument Number - 202103575

Recorded On 4/30/2021 At 1:48:26 PM

* Instrument Type - DEED

* Total Pages - 5

Invoice Number - 292321

* Grantor - BENSON, WENDELL

* Grantee - MACKAY, JAMES T

* Customer - LAWRENCE B. MANSFIELD, ESQUIRE

*** FEES**

STATE TRANSFER TAX	\$405.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES	\$13.00
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
WELLSBORO AREA SCHOOL	\$202.50
REALTY TAX	
CHARLESTON TOWNSHIP	\$202.50
TOTAL PAID	\$868.75

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Jane E. Wetherbee
Jane E. Wetherbee
Recorder of Deeds



THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

01EF6F



THIS DEED

MADE the ~~20th~~ day of April in the year Two Thousand and Twenty-One (2021).

WENDELL BENSON, widower, of 486 Orebed Road, Mansfield, PA. 16933; party of the first part, GRANTOR;

A

N

D

JAMES T. MACKAY and ROSALIE C. MACKAY, of 207 Memorial Gardens Road, Mansfield, PA. 16933; parties of the second part, GRANTEES;

WITNESSETH, that in consideration of Fourth Thousand, Five Hundred and 00/100 (\$40,500.00) Dollars in hand paid, the receipt where is hereby acknowledged, the said Grantor do hereby grant and convey to the said Grantees, their heirs and assigns;

ALL that parcel of land situate in Charleston Township, Tioga County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the western boundary line of other lands of Wendell Benson where the western boundary line of other lands of Wendell Benson intersects with the south east corner of lands now or formerly of James Mackay as more particularly described at a Deed filed at Tioga County Instrument Number #201509168, said point being S 25°28'50"E 439.00" from the centerline of TR 545, said point being the northeast corner of the lands herein described;

THENCE from said point of beginning traversing along the western boundary line of other lands of Wendell Benson S 25°54'11"E 979.57" to a point, said point being on the northern boundary line of other lands of Wendell Benson, said point being the south east corner of the lands herein described;

THENCE continuing along the northern boundary line of other lands of Wendell Benson S 87°23'21" W 1242.70" to a point, said point being on the northern boundary line of lands now or formerly of David Phisterer;

THENCE continuing along the northern boundary line of lands now or formerly of David Phisterer S 87°52'58"W 76.01" said point being on the eastern boundary line of lands now or formerly of Doris Brewster, said point being the south west corner of the lands herein described;

THENCE continuing along the eastern boundary line of lands now or formerly of Doris Brewster N 01°12'57" W 387.67" to a point, said point being on the southern boundary line of lands now or formerly of William Parsons;

THENCE continuing along the southern boundary line of lands now or formerly of William Parsons N 85°55'21"E 591.18" to a point, said point being on the southern boundary line of other lands of James Mackay;

THENCE continuing along the southern boundary line of other lands of James Mackay N 85°55'21"E 320.00" to a point, said point being on the eastern boundary line of other lands of James Mackay;

THENCE continuing along the eastern boundary line of other lands of James Mackay N25°28'50"W 408.73" to a point, said point being on the southern boundary line of lands now or formerly of James Mackay as described at Tioga County Instrument Number 201509168, said point being the north west corner of the lands herein described ;

THENCE continuing along the southern boundary line of other lands now or formerly of James Mackay at Tioga County Instrument Number 201509168 N 54°06'13"E 203.35" to a point, said point being on the western boundary line of other lands of Wendell Benson, said point being the point and place of the beginning;

CONTAINING 13.50 acres more or less being identified as that Lot Addition to James Mackay on that survey of lands of Wendell Benson, by Duane E. Wetmore, P.L.S. Said survey dated July 28, 2020 and Recorded July 28, 2020 at Tioga County Map Instrument Number # 202007319.

BEING a portion of those same premises conveyed by Fred W. Wagner and F. Helen Wagner to Wendell Benson and Rose Benson, his wife, by Deed dated September 20, 1971 and Recorded September 21, 1971, in Tioga County Deed Book 344 at Page 422. The said Rose Benson has since departed this life, title thereby vesting in Wendell R. Benson, her surviving spouse by operation of law;

This Lot Addition has become part of the adjoining lands of James T. Mackay and Rosalie C. Mackay his wife, as more particularly describe by Deed Dated September 29, 2015 and recorded at Tioga County Instrument Number 201509168 and may not be sold separately without Tioga County Planning Commission approval and State At 537 (D.E.R) stipulations regarding septic, planning and permitting approvals;

By Deed dated September 29, 1998 and Recorded in Tioga County Record Book 722 at Page 984, Terry Kimball and Teri A. Kimball were granted a right of first refusal to purchase any and all remaining portions of those lands being retained by the Grantor herein described more practically in Deed 344 at Page 422. The property described herein is a portion of said lands subject to the right of first refusal. Notice was given to Terry D. Kimball and Teri A. Kimball on January 8, 2021 as evidence by return receipt dated January 12, 2021. The 14 days granted to the Kimball's has expired, thereby extinguishing their right to purchase the property herein conveyed. *SEE ATTACHED EXHIBIT A.*

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. & Mrs. Jerry D. Kimball
2521 Jones Road
Winchester, VA 22602



9590 9402 5805 0034 7995 81

2. Article Number (Transfer from service label)

7012 3460 0002 7270 9055

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *W. H. 5 C19*☐ Agent☐ Addressee

B. Received by (Printed Name)

O. Marin

C. Date of Delivery

*1-2-21*D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

COPY

EXHIBIT A

AND the said Grantor will specially WARRANT AND FOREVER DEFEND the property hereby conveyed.

IN WITNESS WHEREOF, said Grantor have hereunto set their hands and seals the day and year first above-written.

Wendell Benson
WENDELL BENSON

CERTIFICATE OF RESIDENCE

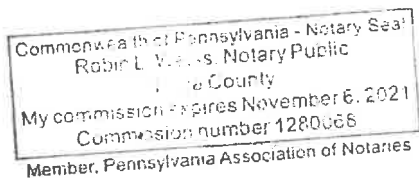
I hereby certify that the precise residence of the grantee herein is as follows:

207 MEMORIAL GARDENS ROAD
MANSHFIELD PA 16933
James D. Mansfield
Attorney or Agent for Grantee

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF TIOGA } §
}

On this the ^{28th} day of April, 2021, before me, a notary public, the undersigned Officer, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and they acknowledge that they executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.



Robin L. Weiss
My Commission Expires: 11/6/2021

TIOGA COUNTY RECORDER OF DEEDS

Jane E. Wetherbee, Recorder

116 Main Street

Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**

OWLETT & LEWIS
ONE CHARLES STREET
WELLSBORO, PA 16901

Instrument Number - 201509168

Recorded On 9/30/2015 At 10:16:34 AM

* Instrument Type - DEED

* Total Pages - 5

Invoice Number - 245274

* Grantor - BENSON, WENDELL

* Grantee - MACKAY, JAMES T

* Customer - OWLETT & LEWIS

*** FEES**

STATE TRANSFER TAX	\$450.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$35.50
RECORDING FEES	\$13.00
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
WELLSBORO AREA SCHOOL	\$225.00
REALTY TAX	
CHARLESTON TOWNSHIP	\$225.00
TOTAL PAID	\$954.00

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Jane E. Wetherbee
Jane E. Wetherbee
Recorder of Deeds



THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

01774A



Tax Parcel ID portion of 04-04.00-013C
Certified by: _____
Owlett & Lewis, P.C.
One Charles Street, Wellsboro, PA 16901
File No. 2015-76

THIS SPACE FOR RECORDING PURPOSES ONLY

DO NOT Publish

THIS DEED

Made the 29th day of September, year of Two Thousand Fifteen (2015);

Between

WENDELL BENSON and ROSE BENSON, his wife, of 486 Orebed Road, Mansfield, PA 16933, GRANTORS, parties of the first part,

A

N

D

JAMES T. MACKAY and ROSALIE C. MACKAY, his wife, of 207 Memorial Gardens Road, Mansfield, PA 16933, GRANTEES, parties of the second part,

Witnesseth That in consideration of the sum of **Forty-Five Thousand Dollars (\$45,000.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, as Tenants by the Entireties, their heirs and assigns,

ALL THAT PARCEL of land situate in Charleston Township, Tioga County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Memorial Gardens Road, T-545, the Northwest corner hereof and the Northeast corner of lands now of formerly of James Mackay, said point having Pennsylvania State Plane Coordinates of N 589604.9 feet and E 2113421.1 feet, 1983 datum;

THENCE along the centerline of Memorial Gardens Road, T-545, the following two courses and distances:

North 54° 06' 13" East, a distance of 155.83 feet to a point;

North 50° 39' 29" East, a distance of 48.14 feet to a point, the Northeast corner hereof;

THENCE along the west side of a 50 foot wide strip of land now or formerly of Wendell Benson, between Lot 4 and Lot 5 of the Wendell Benson Subdivision, passing over an iron pin set at a distance of 35 feet, South 25° 28' 50' East, a total distance of 439.00 feet to an iron pin set, the Southeast corner hereof;

THENCE along other lands now or formerly of Wendell Benson (Deed 344 page 422), South 54° 06' 13" West, a distance of 203.35 feet to an iron pin set, the Southwest corner hereof;

THENCE along lands now or formerly of James Mackay, passing over an iron pin found at a distance of 35 feet of the centerline of Memorial Gardens Road, T-545, North 25° 28' 50" West, a distance of 436.06 feet to a point, the point and place of beginning.

CONTAINING 2.00 acres, more or less, and shown as Lot 4 on a survey map prepared by Duane Wetmore, P.L.S., dated October 17, 2014, Map #95-14. Said survey being recorded in the office of the Recorder of Deeds of Tioga County, Pennsylvania to Instrument Number 201502010.

BEING a portion of the same premises conveyed by Fred W. Wagner and F. Helen Wagner to Wendell Benson and Rose Benson by Deed dated September 20, 1971 and recorded September 21, 1971 in Tioga County Deed Book 344 at page 422.

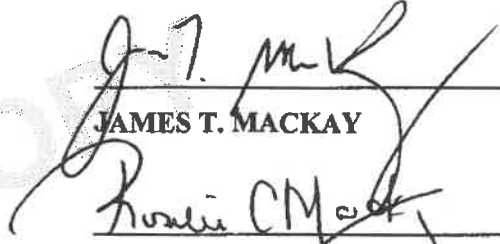
By Deed dated September 29, 1998 and recorded in Tioga County Record Book 722 at page 984, Terry D. Kimball and Teri A. Kimball were granted a right of first refusal to purchase any and all remaining portions of those lands being retained by the Grantors herein described more particularly in Deed 344 at page 422. The property described herein is a portion of said lands subject to the right of first refusal. Notice was given to Terry D. Kimball and Teri A. Kimball on September 1, 2015 as evidenced by return receipt dated September 3, 2015. The 14 days granted to the Kimball's has expired, thereby extinguishing their right to purchase the property herein conveyed.

COPY

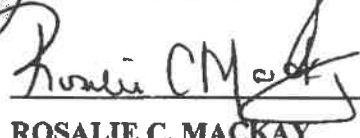
THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND, 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, and it is included only for the purpose of complying with Act of Assembly 431. July 17, 1957, P.L. 984, as amended.

NOTICE

In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966", the undersigned Grantees hereby certify that they know and understand that they may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the purchased property may be protected from damage due to mine subsidence by a private contract of the economic interest in the coal. We further certify that this certification is in a color contrasting with that in the word "NOTICE" printed in at least twenty-four point type.



JAMES T. MACKAY



ROSALIE C. MACKAY

And will SPECIALLY WARRANT the property hereby conveyed.

In Witness Whereof, the said Grantors have hereunto set their hand and seal, the day and year first above written.

Wendell Benson {SEAL}
WENDELL BENSON

Rose Benson {SEAL}
ROSE BENSON

Commonwealth of Pennsylvania
County of Tioga

ss:

On this the 29th day of September, 2015, before me, the undersigned Officer, personally appeared **WENDELL BENSON and ROSE BENSON**, his wife known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Bobbi P. McCauley
COMMONWEALTH OF PENNSYLVANIA Notary Public
NOTARIAL SEAL
Bobbi P. McCauley, Notary Public
Wellsboro Boro, Tioga County
My Commission Expires Feb. 22, 2019

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the Grantee named herein is as follows:

207 Memorial Gardens Road
Manassas PA 16933

Bobbi P. McCauley
~~Attorney/Agent~~ for Grantee

WARRANTY DEED

The Plunkhorn Co.
Williamsport, Pa. 17701

This Deed,

RECORDED

98 OCT -7 AM 9:59

Jana E. Wetmore
RECORDER OF DEEDS
Tioga County

MADE the 29th day of September
in the year nineteen hundred and ninety-eight (1998)

BETWEEN WENDELL BENSON and ROSE BENSON, his wife, of R.R. #1, Box 553, Mansfield,
PA 16933, parties of the first part, GRANTORS

A N D

TERRY D. KIMBALL and TERI A. KIMBALL, his wife, of 5 Walnut Street, Wellsboro, PA
16901, parties of the second-part, GRANTEEES

WITNESSETH, That in consideration of Twenty thousand and no/100

(\$20,000.00)

Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said grantor S do hereby grant
and convey to the said grantees ,

ALL that certain lot, piece or parcel of land situate in Charleston
Township, Tioga County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Township Road 545, said point being where the Eastern boundary line of lands now or formerly of Doris Brewster intersects with the centerline of said road and being the Northwest corner of the lands herein described; thence from said point of beginning along the centerline of Township Road 545 North 58° 30' 30" East 689.50 feet to a point, said point being in the centerline of Township Road 545, said point also being the Northeast corner of the lands herein described, thence leaving the centerline of Township Road 545 and traversing the Western boundary line of the residual lands now or formerly of Wendell Benson South 21° 14' 48" East 844.79 feet to a point, said point being on the Northern boundary line of the residual lands now or formerly of Wendell Benson, said point also being the Southeast corner of the lands herein described, thence generally along a bush and edge of a field North 89° 50' 37" West 911.17 feet to a point, said point being on the Eastern boundary line of lands now or formerly of Doris Brewster, said point being the Southwest corner of the lands herein described, thence continuing along the Eastern boundary line of lands now or formerly of Doris Brewster the following courses and distances North 03° 01' 05" East 225.08 feet to a point, said point being on the Eastern boundary line of lands now or formerly of Doris Brewster and North 01° 30' 00" East 200.00 feet to a point, said point being in the centerline of Township Road 545, said point also being the point and place of beginning.

CONTAINING 11.01 acres more or less and being identified as Lot No. 2 on that survey of lands of Wendell Benson by Duane E. Wetmore dated July 21, 1998. A copy of said survey being filed in Tioga County Map Book 1998 at Map No. 195 and 196.

BEING a portion of the same premises conveyed by Fred W. Wagner and F. Helen Wagner, his wife, to Wendell Benson and Rose Benson, his wife, by a deed dated September 20, 1971 and recorded September 21, 1971 in Tioga County Deed Book 344 at page 422.

ALSO granting to the Grantees herein the right of first refusal for purchase of any and all remaining portions of those lands being retained by the Grantors herein described more particularly in said deed 344 at page 422. Grantors herein expressly agree that should they have a buyer for any other portion of the lands described in the above deed then Grantors shall notify Grantees herein of said possible purchase. Grantees will then have fourteen (14) days from said notice by Grantors to purchase the said property. If this option is not exercised within fourteen (14) days then

8K0722PG0984

Grantees herein release their right of first refusal on that particular parcel.

COPY

BK0722PG0985

AND the said grantors will Specially WARRANT AND FOREVER DEFEND the property hereby conveyed.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals, the day and year first above-written.

Scaled and delivered in the presence of

Laurie B. Mansfield
as to both

Wendell Benson (SEAL)
Wendell Benson

Rose Benson (SEAL)
Rose Benson

(SEAL)

(SEAL)

(SEAL)

(SEAL)

CERTIFICATE OF RESIDENCE

I hereby certify, that the precise residence of the grantees herein is as follows:
PA Box 625
5 Walnut Street
Wellsboro, PA 16933

Laurie B. Mansfield
Attorney or Agent for Grantee

Commonwealth of Pennsylvania

County of Tioga } SS:

On this, the 29th day of September 19 98, before me a Notary Public the undersigned officer, personally appeared Wendell Benson and Rose Benson, his wife known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Linda J. Laudermilch

My Commission Expires
Notariat Seal
Linda J. Laudermilch, Notary Public
Mansfield Boro, Tioga County
My Commission Expires Oct. 9, 1999
Member, Pennsylvania Association of Notaries

Commonwealth of Pennsylvania

County of } SS:

On this, the day of 19 , before me the undersigned officer, personally appeared known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument, and acknowledged that executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

My Commission Expires

BK0722PG0986

State of _____ } SS:
 County of _____
 On this, the _____ day of _____ 19____, before me
 the undersigned officer, personally appeared
 known to me (or satisfactorily proven) to be the person _____ whose name _____ subscribed to the within
 instrument, and acknowledged that _____ executed the same for the purpose therein
 contained.

IN WITNESS WHEREOF, I have hereunto set my hand and _____ seal.

My Commission Expires _____

State of _____ } SS:
 County of _____
 On this, the _____ day of _____ 19____, before me
 the undersigned officer, personally appeared
 known to me (or satisfactorily proven) to be the person _____ whose name _____ subscribed to the within
 instrument, and acknowledged that _____ executed the same for the purpose therein
 contained.

IN WITNESS WHEREOF, I have hereunto set my hand and _____ seal.

PA TRANS \$200.00
 WELSBOR AR SD \$100.00
 CHARLTON TWP \$100.00
 ST \$415.50
 CHK \$15.50
 CHK \$200.00
 CHK \$200.00
 CO \$0.00

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS
 WELLSBORO, PA 16901
 10-07-98 09:49 RECORDER01 10422

My Commission Expires _____

Deed
 WARRANTY DEED - Published and Sold by
 The Plankenhorn Co., Williamsport, Pa. 17701

WENDELL BENSON AND ROSE BENSON,
 GRANTORS

AND
 TERRY D. KIMBALL AND TERRY A.
 KIMBALL, GRANTEES

Dated _____

For _____

Consideration _____

Recorded _____

Entered for Record in the Recorder's

Office of _____

County, the _____ day of _____ 19____

Tax, \$ _____

Fees, \$ _____

Recorder _____

LAW OFFICE OF
 LAWRENCE B. MANSFIELD
 39 E. WELLSBORO ST.
 P.O. BOX 294
 MANSFIELD, PENNSYLVANIA 16803
 717-462-2272

Commonwealth of Pennsylvania

County of _____ } SS:

RECORDED in the Office for Recording of Deeds, etc., in and for said County, in Deed

Book No. 722, Page 984

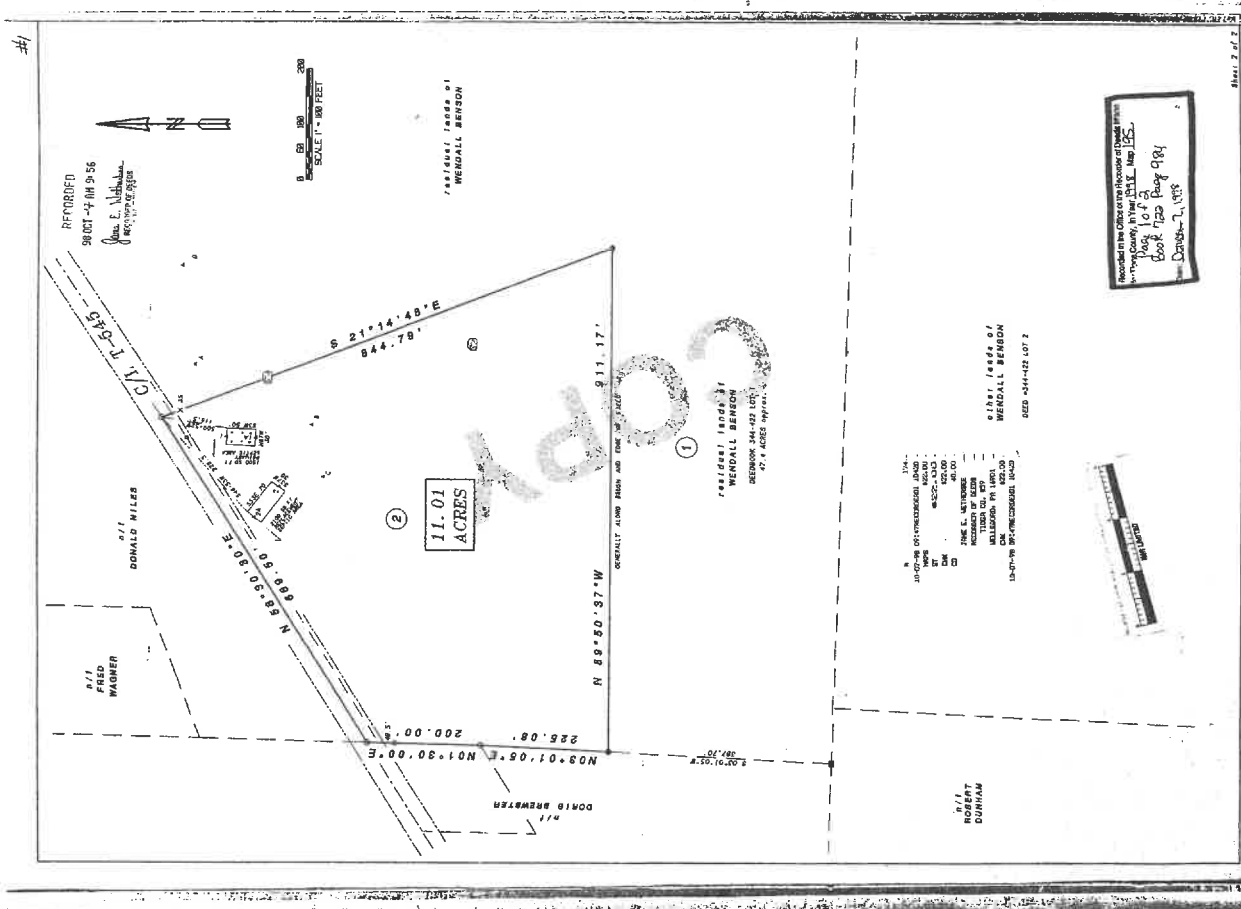
WITNESS my Hand and Official Seal this 7 day of Oct, 1998

James E. Williams
 Recorder of Deeds

BK0722PG0987

176

15.50



WARRANTY DEED

Printed on Plankenhorst 100% Linen Record Paper

This Deed,

RECORDED

11:30 AM

NOV 10 1977

RECORDED OF DEEDS
TIOGA COUNTY

MADE the 27th day of October

in the year nineteen hundred and seventy-seven, (1977).

BETWEEN WENDELL BENSON and ROSE BENSON, his wife, of R. D. #1, Mansfield, Tioga County, Pennsylvania, GRANTORS, parties of the first part,

A
N
D

HOWARD ANDERSON and PEARL ANDERSON, his wife, as tenants by entireties, of Wellsboro, Tioga County, Pennsylvania, GRANTEES, parties of the second part,

WITNESSETH, That in consideration of Twenty Thousand and no/100 (\$20,000.00) Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said grantor s do hereby grant and convey to the said grantee s their heirs and assigns:

ALL that lot of land situate in CHARLESTON TOWNSHIP, Tioga County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of U. S. Route 6, the Northwest corner of lands now or formerly of Francis English and the Northeast corner of the lot herein conveyed, said beginning point also being located North 18° 18' 47" West a distance of 67.32 feet from an iron rod; thence South 18° 18' 47" East along lands of said Francis English a distance of 453.69 feet to a point in the centerline of Township Road No. 545, the Southwest corner of lands of said Francis English and being the Southeast corner hereof; thence along the centerline of Township Road No. 545 the following courses and distances: South 56° 26' 53" West a distance of 273.1 feet; South 58° 20' 55" West a distance of 56.5 feet; South 62° 38' 36" West a distance of 67.21 feet; South 64° 50' 51" West a distance of 177.23 feet; South 64° 55' 28" West a distance of 298.84 feet; and South 65° 5' 17" West a distance of 393.86 feet, to a point in the centerline of said Township Road No. 545, the Southeast corner of lands now or formerly of LaRue K. Thomas and being the Southwest corner hereof; thence North 8° 31' 16" East (through a reference iron rod set 17.8 feet from the centerline of T-545) along lands of said LaRue K. Thomas a distance of 292.9 feet to an iron rod, the Southwest corner of lands now or formerly of Fred W. Wagner; thence North 69° 40' 22" East along lands of said Fred W. Wagner a distance of 250.00 feet to an iron rod, the Southeast corner of said Wagner; thence North 8° 31' 16" East still along lands of said Wagner, (through an iron rod set 70.00 feet southerly from the centerline of U. S. Route 6) a distance of 400.00 feet to a point in the centerline of U. S. Route 6, being the Northeast corner of lands of said Wagner and the Northwest corner hereof; thence along the centerline of U. S. Route 6 the following courses and distances: North 69° 40' 24" East a distance of 351.18 feet, and North 69° 46' 16" East a distance of 335.43 feet to the point of beginning. CONTAINING 11.561 acres (4.6786 hectares) more or less, as surveyed by Boyer Kantz, R. S., on October 18, 1977, a copy of said survey map being filed in Tioga County Map File No. 5148.

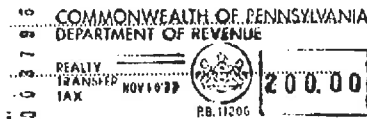
BEING a part of Lot No. 1 of the premises conveyed by Fred W. Wagner and F. Helen Wagner, his wife, to Wendell Benson and Rose Benson, his wife, by deed dated September 20, 1971, and recorded in Tioga County Deed Book 344 at page 422.

AND the said grantor will — SPECIALLY — WARRANT ~~HEREBY~~ the property hereby conveyed.

IN WITNESS WHEREOF, said grantors have — hereunto set their — hands and seals, the day and year first above-written.

Sealed and delivered in the presence of
Thomas Ellwood

Wendell Benson (SEAL)
Wendell Benson
Rose Benson (SEAL)
Rose Benson (SEAL)



TIOGA COUNTY, PENNSYLVANIA (SEAL)
LOCAL TAX \$200.00 PAID (SEAL)
DATE 11/16/77 (SEAL)

CERTIFICATE OF RESIDENCE

I hereby certify, that the precise residence of the grantee herein is as follows:
Tioga Street
Wellsboro, PA 16901
BY: *Thomas Ellwood*
Attorney or Agent for Grantee

Commonwealth of Pennsylvania }
County of TIOGA } SS:

On this, the 27th day of October 1977, before me a Notary Public —
the undersigned officer, personally appeared Wendell Benson and Rose Benson, his wife,
known to me (or satisfactorily proven) to be the person s — whose names are subscribed to the within
instrument, and acknowledged that — they — executed the same for the purpose therein
contained.

IN WITNESS WHEREOF, I have hereunto set my hand and — official — seal.

Barbara S. Weller
BARBARA S. WELLER, Notary Public
Wellsboro, Tioga Co., Pa.
My Commission Expires Oct. 29, 1979

Commonwealth of Pennsylvania }
County of — } SS:

On this, the — day of — 19 —, before me
the undersigned officer, personally appeared
known to me (or satisfactorily proven) to be the person — whose name — subscribed to the within
instrument, and acknowledged that — executed the same for the purpose therein
contained.

IN WITNESS WHEREOF, I have hereunto set my hand and — seal.

My Commission Expires

State of }
County of } SS:
On this, the day of 19 , before me
the undersigned officer, personally appeared
known to me (or satisfactorily proven) to be the person whose name subscribed to the within
instrument, and acknowledged that executed the same for the purpose therein
contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

My Commission Expires

State of }
County of } SS:
On this, the day of 19 , before me
the undersigned officer, personally appeared
known to me (or satisfactorily proven) to be the person whose name subscribed to the within
instrument, and acknowledged that executed the same for the purpose therein
contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

My Commission Expires

380-847
Tom Wilcox, atty

Deed

WARRANTY DEED - Published and Sold by
The Plankinton Co., Williamsport, Pa.

WENDELL BENSON and
ROSE BENSON, his wife

TO

HOWARD ANDERSON and
PEARL ANDERSON, His wife

Dated
For premises situate in
CHARLESTON TOWNSHIP, Tioga
County, Pennsylvania
Consideration \$20,000.00
Recorded 200-847
Entered for Record in the Recorder's
Office of day of Tax, \$
County, the 19, Fees, \$
Recorder

LAW OFFICES
COX, WILCOX, OWLETT & LEWIS
P. O. BOX 428
WELLSBORO, PA 16901

Commonwealth of Pennsylvania }
County of Tioga } SS:
RECORDED in the Office for Recording of Deeds, etc., in and for said County, in Deed
Book No. 380 , Page 847
WITNESS my Hand and Official Seal this 10th day of November, 1977

Sarah D. Jones
Recorder of Deeds

This plan of subdivision has been approved by the Planning Commission of the Township of Tioga County, Pennsylvania on this 3rd day of October, 1977.

Charles E. Billone
Director

C-77-11-1

TOWNSHIP PLANNING COMMISSION APPROVAL

This plan of subdivision has been approved by the Planning Commission of the Township of Tioga County, Pennsylvania on this 3rd day of October, 1977.

John C. Towelch
Secretary

APPROVAL BY TOWNSHIP OF CHARLESTON

The Board of Supervisors of the Township of Charleston, Tioga County, Pennsylvania, hereby gives public notice that it is approving this plan of subdivision and the proposed road, and that it is approving this subdivision plan by the Township of Charleston, Tioga County, Pennsylvania on this 3rd day of October, 1977.

ATTEST:
This plan of subdivision approved by resolution of the Board of Supervisors of the Township of Charleston, Tioga County, Pennsylvania on this 3rd day of October, 1977.

Walter C. Van Wert
Chairman of the Board of Supervisors

Board of Supervisors

SEAL:

Now or Formerly
LABRE R. THOMAS

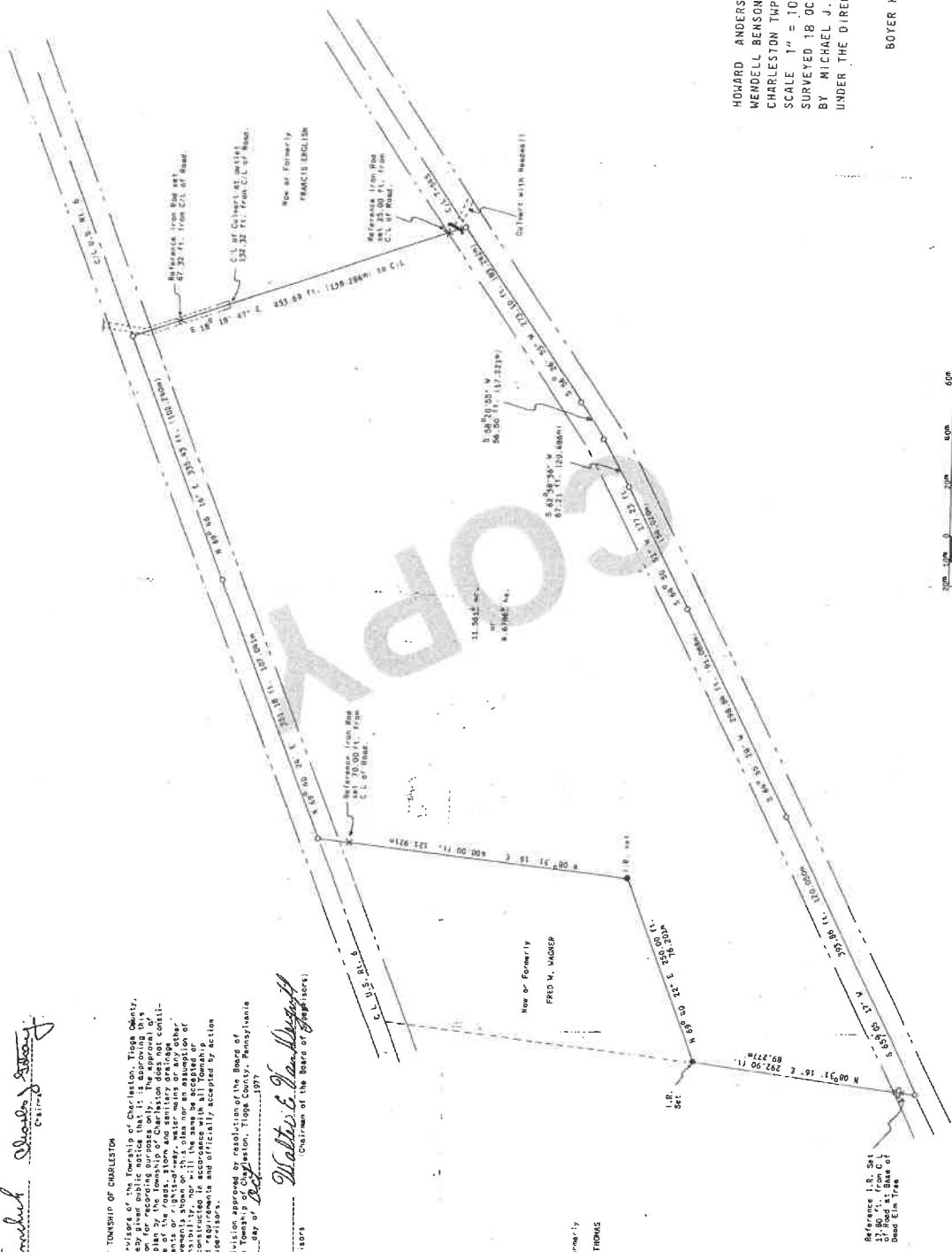
Now or Formerly
FRED W. VANDER

Now or Formerly
FRANCIS ENGLISH



1977

MAGNETIC



m - Meters
For Metric Measure Divide
Number of Feet by 3.2808

HOWARD ANDERSON
WENDELL BENSON ACQUISITION
CHARLESTON TWP., TIOGA CO., PA.
SCALE 1" = 100 FEET
SURVEYED 18 OCTOBER 1977
BY MICHAEL J. FISHER, R.S.
UNDER THE DIRECTION OF

BOYER KANTZ, R.S.

548

106-77-230

Reference Documents & Search Notes

**TIOGA COUNTY
RECORDER OF DEEDS**

Keriane Chaborek, Recorder

116 Main Street

Wellsboro, Pennsylvania 16901

***RETURN DOCUMENT TO:**

LAWRENCE B. MANSFIELD, ESQUIRE

9 E. MAIN STREET

P.O. BOX 294

MANSFIELD, PA 16933-0294

Instrument Number - 202404111

Recorded On 5/30/2024 At 1:51:57 PM

* Instrument Type - POWER OF ATTORNEY

* Total Pages - 8

Invoice Number - 316734

* Direct Party - BENSON, WENDELL R

* Indirect Party - BENSON, DENA

* Customer - LAWRENCE B. MANSFIELD, ESQUIRE

*** FEES**

STATE WRIT TAX \$0.50

RECORDING FEES \$19.00

RECORDER IMPROVEMENT \$3.00

FUND

COUNTY IMPROVEMENT FUND \$2.00

TOTAL PAID \$24.50

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
Of Tioga County, Pennsylvania

Keriane Chaborek

Keriane Chaborek
Recorder of Deeds



THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

0240E4



NOTICE

THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU.

THIS POWER OF ATTORNEY DOES NOT IMPOSE A DUTY ON YOUR AGENT TO EXERCISE GRANTED POWERS, BUT WHEN POWERS ARE EXERCISED, YOUR AGENT MUST USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS POWER OF ATTORNEY. YOUR AGENT MAY EXERCISE THE POWERS GIVEN HERE THROUGHOUT YOUR LIFETIME, EVEN AFTER YOU BECOME INCAPACITATED, UNLESS YOU EXPRESSLY LIMIT THE DURATION OF THESE POWERS OR YOU REVOKE THESE POWERS OR A COURT ACTING ON YOUR BEHALF TERMINATES YOUR AGENT'S AUTHORITY.

YOUR AGENT MUST ACT IN ACCORDANCE WITH YOUR REASONABLE EXPECTATIONS TO THE EXTENT ACTUALLY KNOWN BY YOUR AGENT AND OTHERWISE, IN YOUR BEST INTEREST, ACT IN GOOD FAITH AND ACT ONLY WITHIN THE SCOPE OF AUTHORITY GRANTED BY YOU IN THE POWER OF ATTORNEY.

THE LAW PERMITS YOU, IF YOU CHOOSE TO GRANT BROAD AUTHORITY TO AN AGENT UNDER POWER OF ATTORNEY, INCLUDING THE ABILITY TO GIVE AWAY ALL OF YOUR PROPERTY WHILE YOU ARE ALIVE OR TO SUBSTANTIALLY CHANGE HOW YOUR PROPERTY IS DISTRIBUTED AT YOUR DEATH. BEFORE SIGNING THIS DOCUMENT, YOU SHOULD SEEK THE ADVICE OF AN ATTORNEY AT LAW TO MAKE SURE YOU UNDERSTAND IT.

A COURT CAN TAKE AWAY THE POWERS OF YOUR AGENT IF IT FINDS YOUR AGENT IS NOT ACTING PROPERLY. THE POWERS AND DUTIES OF AN AGENT UNDER A POWER OF ATTORNEY ARE EXPLAINED MORE FULLY IN 20 PA.C.S. CH. 56. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER OF YOUR OWN CHOOSING TO EXPLAIN IT TO YOU.

I HAVE READ OR HAD EXPLAINED TO ME THIS NOTICE AND I UNDERSTAND ITS CONTENTS.

Wendell A. Benson

MARCH 11, 2024
DATE

ACKNOWLEDGMENT

I, DENA BENSON, have read the attached Durable Power of Attorney and confirm that I am the person identified therein as the agent for WENDELL R. BENSON, (the "principal"). I hereby acknowledge that when I act as agent I will faithfully carry out the duties described in the Durable Power of Attorney, including but not limited to the duty to:

- Act in accord with the principal's reasonable expectations, to the extent that I know them, or if not then in accord with the principal's interest.
- Act honestly and within the scope of authority the principal has granted me.
- Keep a record of all transactions (including receipts, sales and disbursements) that I engage in on the principal's behalf, and provide a copy of such records at such times and to such persons as required.
- Avoid creating any conflict of interest that would impair my ability to act in the principal's best interests.
- Keep my funds separate and apart from my principal's funds, unless the funds were kept separate as of the date of execution of the Durable Power of Attorney.
- Cooperate with all persons who have the authority to make health care decisions for the principal.

Dena Benson
Agent

3/11/24
Date

POWER OF ATTORNEY

KNOW ALL BY THESE PRESENTS that I, WENDELL R. BENSON, of 486 Ore Bed Road, Mansfield, PA 16933, Richmond Township, Tioga County, Pennsylvania, have made, constituted and appointed, and by these presents do make, constitute and appoint my daughter, DENA BENSON, of 706 North Williamson Road, Covington, PA 16917, my true and lawful attorney, to act for me and in my name to do and execute all or any of the following acts, deeds and things, namely:

1. To withdraw all or any part of the funds credited to my name, from any account at any bank, savings association or investment institution, now or hereafter created; payable to the personal order of my said Attorney or to the order of any third party; and to have access to any safe deposit box rented in my name, individually or jointly with any third party.

2. To endorse and collect all checks or other negotiable instruments payable to me, and to sign in my name and execute on my behalf all deeds, assignments, transfers, bonds, mortgage, proxies and instruments.

3. To demand, sue for, collect, receive and give discharges for all money, debts, interest, dividends, securities, shares of stock and other property which now belongs or shall hereafter belong to me.

4. To commence, prosecute and defend all actions and other proceedings touching my estate or any part thereof, or touching anything in which I or my estate may be in any way concerned.

5. To settle, compromise or submit; to arbitration all claims, demands, accounts, disputes and differences between me and any other person.

6. To sell all or any tangible or intangible personal property and any real estate in which I have an interest, and to execute all deeds and other instruments necessary or proper for transferring the same to the purchaser or purchasers thereof, and to give good receipts and discharges for all purchase monies payable in respect thereof.

7. To invest the proceeds of any sale or sales aforesaid and to invest any other money or assets I may have, in such securities, cash equivalents, partnerships or other investments in any institutions that my Attorney in her absolute discretion shall choose, and from time to time to vary the said investments or any of them.

8. To pay any obligations and gratuities in respect to any part of my estate out of the monies coming into her hands as my Attorney shall think fit.

9. To vote at all meetings of stockholders of any company or corporation, and otherwise to act as my Attorney or proxy with respect to my shares of stock or other securities or investments in which I now or hereafter shall have an interest.

10. To enter into and to perform contracts on my behalf and to carry out all contracts entered into by me.

11. To purchase for my account United States Treasury Bonds which may be redeemed at par (together with accrued interest thereon) for the payment of Federal estate taxes, interest and penalties thereon, upon credit arranged through any institution and to deposit the same as collateral for any such loan.

12. To make gifts, outright or in trust, to my spouse and/or issue, and the spouses of such issue, within the annual gift tax exclusion of the Internal Revenue Code, as amended.

13. To create a trust for my benefit, naming such trustees as my Attorney shall appoint, to amend or revoke such trust as my Attorney in their absolute discretion, shall decide, and to add property to an existing trust for my benefit.

14. To claim an elective share of the estate of my deceased spouse, to file any petitions related to such election and to disclaim any interest in property which I am required to disclaim as a result of such election.

15. To disclaim or release any interests or powers which I may have in any property.

16. To renounce or resign from any fiduciary position, whether commercial or equitable, to which I may be appointed or in which I am now serving, and, if needed, to file a formal accounting or prepare an informal accounting for a settlement by receipt and release in connection with such resignation.

17. To represent me in any and all matters touching my interests in any equitable estate which I created or of which I am a beneficiary and to exercise any power on my behalf in connection therewith which I would otherwise have, including, but not limited to the power to withdraw, receive or disclaim income or principal and the power to discharge fiduciaries.

18. To authorize my admission to a medical, nursing, residential or similar facility, to execute any consent, admission or other forms, to enter into agreement for my care with such facilities or individual care providers and to provide for security deposits or down payment with respect to such agreements.

19. To arrange and authorize or withhold authorization for medication, medical care and therapeutic and surgical procedures, on my behalf.

20. Should I ever be adjudged incompetent by a court, I nominate my daughter, DENA BENSON, to be guardian of my estate and to be guardian of my person.

21. This Power of Attorney shall survive and not be invalidated by any future mental or physical incapacity, disability or incompetence which may affect me.

22. I hereby ratify everything that my said Attorney shall lawfully do or cause to be done.

23. I expressly direct that for all purposes, a photocopy of this Power of Attorney shall be deemed to be an original and that any person shall be authorized to act upon such a copy as if it were an original.

IN WITNESS WHEREOF, and intending to be legally bound hereby, I hereby set my signature and seal hereto on the 11th day of March, 2024.

Wendell R. Benson
WENDELL R. BENSON

WENDELL R. BENSON, knowingly and voluntarily signed this instrument in our presence as his Durable Power of Attorney. We now in his presence and in the presence of each other sign below as witnesses, all on this 11th day of March, 2024.

Trump Murphy residing at MANTAL PA

Robert L. Weiss residing at MARLARD PA

Commonwealth of Pennsylvania }
 } §
County of Tioga }
 }

On this 11th day of March, 2024, before me, a Notary Public, the undersigned officer, personally appeared WENDELL R. BENSON, known to me {or satisfactorily proven}, and, he acknowledged that he executed the foregoing instrument, and the same as his act and deed.

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

Robin L. Weiss
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Robin L. Weiss, Notary Public
Tioga County
My commission expires November 6, 2025
Commission number 1280068
Member, Pennsylvania Association of Notaries

Rt 6 & 562 Gas Co. Rd (9.47ac) 04-04.00-013C #001340
Charleston Twp (98ac) 04-04.00-085 #001339

Wendell Benson 344/422
(DOD: 10/22/25 Estate: 5925-0329) 9/20/71 - 8/17/26
Rose Benson (DOD: 3/29/20 Estate: 5921-0083)
C/O Dena Benson

Taxes: (001340) 2025 due for \$613.86
(001339) 2025 due for \$2547.67

Grantor Bks: $\emptyset$

Mort Bks: $\emptyset$

Rec Comp: 380/847 Adv (-013C)

~~402/705 Lease Released~~

472/603 Lease

• 474/562 Amen

2/69 C+G Both FII=4

722/984 Adv (-013C) *1st Ref.*

1998/195 Adv Map

739/7998 ROW (-013C)

740/3710 Lease (-013C) FII=10

740/5780 Lease (-085) FII=11

-013C 771/1375 → 771/1371 Memo (-085)

762/9869 Memo (-013C)

762/9873 Memo (-085)

780/6648 Amen (-085) ≥ 740/3716

200901657 Amen (-013C)

Continued →

Continued Rec Comp:

- 201007965 Row (-085)
- 201012397 Decl. Pool. (Both) Pg 1-3
- 201102281 Decl " (-085)
- 201102545 " " (")
- 201103266 Row/Ease (-085) Fl=7
- 201109038 Trans Tax
- 201502010 Adv Map
- 201506962 " "
- 201509168 Adv 2ac #4 (013C)
- 201603131 CtG Amen (013C)
- 201603603 Breach (Both)
- 202007319 Map Sub
- 5921-0083 Rose M. Benson Estate No Will
- 202103575 Adv 13.50 ac (-013C)
- 202309007 Row (-085)
- 202404111 POA Wendell → Dena Benson
- 202405949 Adv 2246 ac (013C-6)
- 5925-0329 Wendell Benson Estate
- 202510561 Will
- 202511297 Tax Return

Proth Comp: 1038-CV-2002 ?

Proth Bks: ϕ All

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SEARCH PARTY REVERSE PARTY	DIR#	EXT. IND#	P INST. TYPE	INST. NUM RECORDED	BOOK PAGE	L GENERAL INFORMATION	MUNICIPALITY	I.P.
BENSON, ROSE WAGNER, FRED W	2	2	DEED	197102471 Sep 21, 1971	344 422	1	CHARLESTON TWP	4
BENSON, WENDELL WAGNER, FRED W	2	2	DEED	197102471 Sep 21, 1971	344 422	1	CHARLESTON TWP	4
BENSON, WENDELL WAGNER, FRED W	2	2	MORT	197104379 Sep 21, 1971	180 406	1	CHARLESTON TWP	4
BENSON, ROSE WAGNER, FRED W	2	2	MORT	197104379 Sep 21, 1971	180 406	1	CHARLESTON TWP	4
BENSON, ROSE MARTIN, HORACE H	2	2	DEED	197203488 Jun 15, 1972	349 1041	1	RICHMOND TOWNSH	2
BENSON, WENDELL R MARTIN, HORACE H	2	2	DEED	197203488 Jun 15, 1972	349 1041	1	RICHMOND TOWNSH	2
BENSON, ROSE TENNESSEE GAS PIPELINE COMPANY	4	4	REL	197201894 Nov 8, 1972	352 895	1	RICHMOND TOWNSH REF DEED 274 82 195502279	2
BENSON, WENDELL R MARTIN, HORACE	3	2	DEED	197402030 Jul 23, 1974	362 731	1	RICHMOND TOWNSH	2
BENSON, ROSE MARTIN, HORACE	3	2	DEED	197402030 Jul 23, 1974	362 731	1	RICHMOND TOWNSH	2
BENSON, ROSE MARTIN, HORACE	5	2	DEED	197402031 Jul 23, 1974	362 733	1	RICHMOND TOWNSH	2
BENSON, WENDELL R MARTIN, HORACE	5	2	DEED	197402031 Jul 23, 1974	362 733	1	RICHMOND TOWNSH	2
BENSON, ROSE MARTIN, HORACE	3	2	DEED	197602841 Sep 7, 1976	374 335	1	RICHMOND TOWNSH	2
BENSON, WENDELL R MARTIN, HORACE	3	2	DEED	197602841 Sep 7, 1976	374 335	1	RICHMOND TOWNSH	2
BENSON, ROSE GREER, DAVID	2	2	DEED	197702769 Sep 7, 1977	379 479	1	RICHMOND TOWNSH	2
BENSON, WENDELL R GREER, DAVID	2	2	DEED	197702769 Sep 7, 1977	379 479	1	RICHMOND TOWNSH	2
BENSON, WENDELL ANDERSON, HOWARD	2	2	DEED	197703530 Nov 10, 1977	380 847	1	CHARLESTON TWP	3
BENSON, ROSE ANDERSON, HOWARD	2	2	DEED	197703530 Nov 10, 1977	380 847	1	CHARLESTON TWP	3
BENSON, ROSE WAGNER, FRED W	2	2	REL	197703543 Nov 10, 1977	207 595	0	NO MUNICIPALITY	3
BENSON, WENDELL WAGNER, FRED W	2	2	REL	197703543 Nov 10, 1977	207 595	0	NO MUNICIPALITY	3
BENSON, ROSE BENSON, CARLA R	4	1	DEED	197801806 Jun 22, 1978	384 770	1	RICHMOND TOWNSH	4
BENSON, WENDELL R BENSON, CARLA R	4	1	DEED	197801806 Jun 22, 1978	384 770	1	RICHMOND TOWNSH	4
BENSON, WENDELL R BENSON, RALPH H EST	1	2	DEED	197802111 Jul 17, 1978	385 289	1	RICHMOND TOWNSH	5
BENSON, ROSE M BENSON, RALPH H EST	1	2	DEED	197802111 Jul 17, 1978	385 289	1	RICHMOND TOWNSH	5
BENSON, WENDELL R BENSON, DORRIS M	1	2	DEED	197802112 Jul 17, 1978	385 294	1	RICHMOND TOWNSH	5
BENSON, ROSE M BENSON, DORRIS M	1	2	DEED	197802112 Jul 17, 1978	385 294	1	RICHMOND TOWNSH	5
BENSON, WENDELL COMMONWEALTH TELEPHONE CO	1	1	ROW	197803736 Nov 20, 1978	388 15	1	RICHMOND TOWNSH	1
BENSON, ROSE REYNOLDS, VIRGINIA	11	1	POA	198000158 Jan 18, 1980	396 595	0	NO MUNICIPALITY	5
BENSON, WENDELL REYNOLDS, VIRGINIA	11	1	POA	198000158 Jan 18, 1980	396 595	0	NO MUNICIPALITY	5
BENSON, WENDELL PRESTON, GORDON L	12	2	DEED	198000159 Jan 18, 1980	396 600	1	WARD TOWNSHIP	4
BENSON, ROSE PRESTON, GORDON L	12	2	DEED	198000159 Jan 18, 1980	396 600	1	WARD TOWNSHIP	4
BENSON, WENDELL R WILLIAMS, JACK E II	7	2	DEED	198001229 May 12, 1980	398 646	1	ROSEVILLE BOROU	4
BENSON, ROSE ALLEGRO OIL & GAS INC	2	1	QGLEASE	198102864 Sep 17, 1981	408 705	1	CHARLESTON TWP	2
BENSON, WENDELL FIRST CITIZENS NATIONAL BANK	2	1	MORT	198202249 Jul 27, 1982	230 551	0	NO MUNICIPALITY	2

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SEARCH PARTY REVERSE PARTY	DIR#	EXT. IND#	P INST. TYPE	INST. NUM RECORDED	BOOK PAGE	L GENERAL INFORMATION	MUNICIPALITY	I.P.
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	2	1	MORT	D 198202249 Jul 27, 1982	230 551	0	NO MUNICIPALITY	2
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	2	1	MORT	D 198402761 Aug 13, 1984	242 945	0	NO MUNICIPALITY	2
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	2	1	MORT	D 198402761 Aug 13, 1984	242 945	0	NO MUNICIPALITY	2
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	2	1	MORT	D 198404314 Dec 3, 1984	245 227	1	RICHMOND TOWNSH	2
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	2	1	MORT	D 198404314 Dec 3, 1984	245 227	1	RICHMOND TOWNSH	2
BENSON, ROSE UNITED STATES OF AMERICA	4	1	EASE	D 198500992 Apr 9, 1985	436 659	1	RICHMOND TOWNSH	6
BENSON, WENDELL R UNITED STATES OF AMERICA	4	1	EASE	D 198500992 Apr 9, 1985	436 659	1	RICHMOND TOWNSH	6
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	2	1	MORT	D 198501285 May 7, 1985	248 72	1	RICHMOND TOWNSH	2
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	2	1	MORT	D 198501285 May 7, 1985	248 72	1	RICHMOND TOWNSH	2
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	REL	I 198502020 Jul 1, 1985	249 261	0	NO MUNICIPALITY MTG B 242 PG 945	3
BENSON, ROSE M FIRST CITIZENS NATIONAL BANK	1	2	REL	I 198502020 Jul 1, 1985	249 261	0	NO MUNICIPALITY MTG B 242 PG 945	3
BENSON, ROSE M FIRST CITIZENS NATIONAL BANK	1	2	REL	I 198502021 Jul 1, 1985	249 264	0	NO MUNICIPALITY MTG B 230 PG 551	3
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	REL	I 198502021 Jul 1, 1985	249 264	0	NO MUNICIPALITY MTG B 230 PG 551	3
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	REL	I 198502022 Jul 1, 1985	249 267	0	NO MUNICIPALITY MTG B 245 PG 227	3
BENSON, ROSE M FIRST CITIZENS NATIONAL BANK	1	2	REL	I 198502022 Jul 1, 1985	249 267	0	NO MUNICIPALITY MTG B 245 PG 227	3
BENSON, ROSE M FIRST CITIZENS NATIONAL BANK	1	2	REL	I 198502023 Jul 1, 1985	249 270	0	NO MUNICIPALITY MTG B 248 PG 72	3
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	REL	I 198502023 Jul 1, 1985	249 270	0	NO MUNICIPALITY MTG B 248 PG 72	3
BENSON, WENDELL R PIPER, ROY W	2	3	DEED	D 198502027 Jul 1, 1985	438 258	1	RICHMOND TOWNSH	4
BENSON, ROSE M PIPER, ROY W	2	3	DEED	D 198502027 Jul 1, 1985	438 258	1	RICHMOND TOWNSH	4
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	2	1	MORT	D 198600562 Feb 25, 1986	254 421	1	RICHMOND TOWNSH	6
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	2	1	MORT	D 198600562 Feb 25, 1986	254 421	1	RICHMOND TOWNSH	6
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	2	1	MORT	D 198600563 Feb 25, 1986	254 427	1	RICHMOND TOWNSH	2
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	2	1	MORT	D 198600563 Feb 25, 1986	254 427	1	RICHMOND TOWNSH	2
BENSON, ROSE M FIRST CITIZENS NATIONAL BANK	1	2	REL	I 198704096 Sep 24, 1987	467 648	0	NO MUNICIPALITY MTG B 254 PG 421	3
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	REL	I 198704096 Sep 24, 1987	467 648	0	NO MUNICIPALITY MTG B 254 PG 421	3
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	REL	I 198704097 Sep 24, 1987	467 651	0	NO MUNICIPALITY MTG B 254 PG 427	3
BENSON, ROSE M FIRST CITIZENS NATIONAL BANK	1	2	REL	I 198704097 Sep 24, 1987	467 651	0	NO MUNICIPALITY MTG B 254 PG 427	3
BENSON, WENDELL R-AKA-RALPH W SAUNDERS, STEPHEN A	2	2	DEED	D 198704098 Sep 24, 1987	467 654	1	RICHMOND TOWNSH	4
BENSON, ROSE M RICHMOND TOWNSHIP	2	3	MAPS	D 198704099 Sep 24, 1987	1987 154	1	RICHMOND TOWNSH	1
BENSON, WENDELL R RICHMOND TOWNSHIP	2	3	MAPS	D 198704099 Sep 24, 1987	1987 154	1	RICHMOND TOWNSH	1
BENSON, WENDELL R DOUGLAS EXPLORATION INC	2	1	OGLEASE	D 198800227 Jan 25, 1988	472 603	1	RICHMOND TOWNSH RICHMOND TOWNSHIP ETAL	4
BENSON, ROSE M DOUGLAS EXPLORATION INC	2	1	OGLEASE	D 198800227 Jan 25, 1988	472 603	1	RICHMOND TOWNSH RICHMOND TOWNSHIP ETAL	4
BENSON, ROSE M DOUGLAS EXPLORATION INC	2	1	AMEN	D 198800898 Mar 22, 1988	474 562	0	NO MUNICIPALITY BOOK 472 PAGE 603	2

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SEARCH PARTY REVERSE PARTY	DIR#	EXT. IND#	P INST. TYPE	INST. NUM RECORDED	BOOK PAGE	L GENERAL INFORMATION	MUNICIPALITY	I.P.
BENSON, WENDELL R DOUGLAS EXPLORATION INC	2	1	AMEN	198800898 Mar 22, 1988	474 562	0 NO MUNICIPALITY BOOK 472 PAGE 603		2
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	2	1	MORT	198901518 Apr 4, 1989	493 737	1 RICHMOND TOWNSH		5
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	2	1	MORT	198901518 Apr 4, 1989	493 737	1 RICHMOND TOWNSH		5
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	SAT	198901957 Apr 24, 1989	494 1000	0 NO MUNICIPALITY MTG BK 254 PG 427		2
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	1	2	SAT	198901957 Apr 24, 1989	494 1000	0 NO MUNICIPALITY MTG BK 254 PG 427		2
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	2	1	MORT	198907373 Dec 12, 1989	510 10	1 RICHMOND TOWNSH		2
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	2	1	MORT	198907373 Dec 12, 1989	510 10	1 RICHMOND TOWNSH		2
BENSON, WENDELL R TIOGA COUNTY	2	1	CLEAN	199000525 Jan 16, 1990	1 936	1 RICHMOND TOWNSH		2
BENSON, ROSE M TIOGA COUNTY	2	1	CLEAN	199000525 Jan 16, 1990	1 936	1 RICHMOND TOWNSH		2
BENSON, ROSE TIOGA COUNTY	2	1	CLEAN	199000626 Jan 18, 1990	2 69	1 CHARLESTON TWP		2
BENSON, WENDELL TIOGA COUNTY	2	1	CLEAN	199000626 Jan 18, 1990	2 69	1 CHARLESTON TWP		2
BENSON, ROSE TIOGA COUNTY	2	1	CLEAN	199000627 Jan 18, 1990	2 71	1 RICHMOND TOWNSH		2
BENSON, WENDELL R TIOGA COUNTY	2	1	CLEAN	199000627 Jan 18, 1990	2 71	1 RICHMOND TOWNSH		2
BENSON, ROSE M FIRST CITIZENS NATIONAL BANK	1	2	SAT	199001884 Mar 26, 1990	514 756	0 NO MUNICIPALITY BOOK 510 PAGE 10		2
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	SAT	199001884 Mar 26, 1990	514 756	0 NO MUNICIPALITY BOOK 510 PAGE 10		2
BENSON, ROSE M NORTH PENN GAS COMPANY	2	1	ROW	199005183 Aug 23, 1990	523 936	1 RICHMOND TOWNSH		2
BENSON, WENDELL R NORTH PENN GAS COMPANY	2	1	ROW	199005183 Aug 23, 1990	523 936	1 RICHMOND TOWNSH		2
BENSON, WENDELL R RATHBUN, CATHY L	4	2	DEED	199006028 Sep 26, 1990	526 326	1 MANSFIELD BOROU		3
BENSON, ROSE RATHBUN, CATHY L	4	2	DEED	199006028 Sep 26, 1990	526 326	1 MANSFIELD BOROU		3
BENSON, WENDELL-ET UX CABOT OIL & GAS CORPORATION OF DELA	1	320	REL	199008134 Oct 1, 1990	526 604	0 NO MUNICIPALITY BOOK 406 PAGE 218 ET AL		47
BENSON, WENDELL FIRST CITIZENS NATIONAL BANK	2	1	MORT	199008134 Dec 28, 1990	531 811	1 RICHMOND TOWNSH		2
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	2	1	MORT	199008134 Dec 28, 1990	531 811	1 RICHMOND TOWNSH		2
BENSON, WENDELL R BURKETT, JACOB L	2	2	DEED	199104557 Aug 5, 1991	545 306	1 RICHMOND TOWNSH		4
BENSON, ROSE M BURKETT, JACOB L	2	2	DEED	199104557 Aug 5, 1991	545 306	1 RICHMOND TOWNSH		4
BENSON, ROSE M BURKETT, JACOB L	2	3	MAPS	199104558 Aug 5, 1991	1991 126	1 RICHMOND TOWNSH BOOK 545 PAGE 306		1
BENSON, WENDELL R BURKETT, JACOB L	2	3	MAPS	199104558 Aug 5, 1991	1991 126	1 RICHMOND TOWNSH BOOK 545 PAGE 306		1
BENSON, WENDELL R BURKETT, JACOB L	2	2	MORT	199104559 Aug 5, 1991	545 310	1 RICHMOND TOWNSH		4
BENSON, ROSE M BURKETT, JACOB L	2	2	MORT	199104559 Aug 5, 1991	545 310	1 RICHMOND TOWNSH		4
BENSON, ROSE M FIRST CITIZENS NATIONAL BANK	1	2	REL	199104781 Aug 15, 1991	545 997	0 NO MUNICIPALITY BOOK 531 PAGE 811		3
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	REL	199104781 Aug 15, 1991	545 997	0 NO MUNICIPALITY BOOK 531 PAGE 811		3
BENSON, ROSE M FIRST CITIZENS NATIONAL BANK	1	2	REL	199104782 Aug 15, 1991	545 1000	0 NO MUNICIPALITY BOOK 493 PAGE 737		3
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	REL	199104782 Aug 15, 1991	545 1000	0 NO MUNICIPALITY BOOK 493 PAGE 737		3
BENSON, ROSE M FIRST CITIZENS NATIONAL BANK	1	2	REL	199104783 Aug 15, 1991	545 1003	0 NO MUNICIPALITY MTG BK 254 PG 421		3

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SEARCH PARTY REVERSE PARTY	DIR#	EXT. IND#	P INST. TYPE	INST. NUM RECORDED	BOOK PAGE	L GENERAL INFORMATION	MUNICIPALITY	I.P.
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	REL	199104783 Aug 15, 1991	545 1003	0 NO MUNICIPALITY MTG BK 254 PG 421		3
BENSON, WENDELL FIRST CITIZENS NATIONAL BANK	2	1	MORT	199105644 Sep 23, 1991	548 480	1 RICHMOND TOWNSH		6
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	2	1	MORT	199105644 Sep 23, 1991	548 480	1 RICHMOND TOWNSH		6
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	1	2	SAT	199105834 Oct 1, 1991	549 3	0 NO MUNICIPALITY BOOK 403 PAGE 737		2
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	SAT	199105834 Oct 1, 1991	549 3	0 NO MUNICIPALITY BOOK 403 PAGE 737		2
BENSON, WENDELL FIRST CITIZENS NATIONAL BANK	1	2	SAT	199105835 Oct 1, 1991	549 5	0 NO MUNICIPALITY BOOK 531 PAGE 811		2
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	1	2	SAT	199105835 Oct 1, 1991	549 5	0 NO MUNICIPALITY BOOK 531 PAGE 811		2
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	2	1	MORT	199202452 Apr 15, 1992	561 710	1 CHARLESTON TWP		2
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	2	1	MORT	199202452 Apr 15, 1992	561 710	1 CHARLESTON TWP		2
BENSON, WENDELL R DINCHER, CHARLES E	2	2	DEED	199204615 Jul 16, 1992	568 300	1 RICHMOND TOWNSH		3
BENSON, ROSE DINCHER, CHARLES E	2	2	DEED	199204615 Jul 16, 1992	568 300	1 RICHMOND TOWNSH		3
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	2	1	MORT	199302762 May 17, 1993	588 240	1 RICHMOND TOWNSH RICHMOND TOWNSHIP ET AL		9
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	2	1	MORT	199302762 May 17, 1993	588 240	1 RICHMOND TOWNSH RICHMOND TOWNSHIP ET AL		9
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	1	2	SAT	199303680 Jun 24, 1993	591 93	0 NO MUNICIPALITY BOOK 561 PAGE 710		2
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	SAT	199303680 Jun 24, 1993	591 93	0 NO MUNICIPALITY BOOK 561 PAGE 710		2
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	1	2	SAT	199303682 Jun 24, 1993	591 97	0 NO MUNICIPALITY BOOK 548 PAGE 480		2
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	SAT	199303682 Jun 24, 1993	591 97	0 NO MUNICIPALITY BOOK 548 PAGE 480		2
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	1	2	SAT	199303769 Jun 28, 1993	591 358	0 NO MUNICIPALITY MTG BK 254 PG 421		2
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	SAT	199303769 Jun 28, 1993	591 358	0 NO MUNICIPALITY MTG BK 254 PG 421		2
BENSON, ROSE NORTH PENN GAS COMPANY	2	1	ROW	199402222 Apr 25, 1994	613 417	1 RICHMOND TOWNSH		2
BENSON, WENDELL NORTH PENN GAS COMPANY	2	1	ROW	199402222 Apr 25, 1994	613 417	1 RICHMOND TOWNSH		2
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	2	1	MORT	199506339 Nov 22, 1995	650 246	1 RICHMOND TOWNSH		6
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	2	1	MORT	199506339 Nov 22, 1995	650 246	1 RICHMOND TOWNSH		6
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	2	1	MORT	199506340 Nov 22, 1995	650 252	1 RICHMOND TOWNSH		8
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	2	1	MORT	199506340 Nov 22, 1995	650 252	1 RICHMOND TOWNSH		8
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	SAT	199600116 Jan 8, 1996	652 938	0 NO MUNICIPALITY BOOK 588 PAGE 240		2
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	1	2	SAT	199600116 Jan 8, 1996	652 938	0 NO MUNICIPALITY BOOK 588 PAGE 240		2
BENSON, WENDALL BENSON, WENDALL	1	2	MAPS	199601601 Mar 28, 1996	1996 54	1 RICHMOND TOWNSH		1
BENSON, WENDALL BENSON, WENDALL	1	2	MAPS	199601601 Mar 28, 1996	1996 54	1 RICHMOND TOWNSH		1
BENSON, ROSE WILCOX, HOWARD F	2	2	DEED	199602252 Apr 25, 1996	659 208	1 RICHMOND TOWNSH		4
BENSON, WENDELL R WILCOX, HOWARD F	2	2	DEED	199602252 Apr 25, 1996	659 208	1 RICHMOND TOWNSH		4
BENSON, ROSE M PIPER, ROY W	2	1	DEED	199605830 Sep 19, 1996	670 511	1 RICHMOND TOWNSH		3
BENSON, WENDELL R PIPER, ROY W	2	1	DEED	199605830 Sep 19, 1996	670 511	1 RICHMOND TOWNSH		3

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SEARCH PARTY REVERSE PARTY	DIR#	EXT. IND#	P INST. TYPE	INST. NUM RECORDED	BOOK PAGE	L GENERAL INFORMATION	MUNICIPALITY	I.P.
BENSON, WENDELL R PIPER, ROY W	2	2	MAPS	D 199605831 Sep 19, 1996	1996 188	1	RICHMOND TOWNSH	1
BENSON, ROSE M PIPER, ROY W	2	2	MAPS	D 199605831 Sep 19, 1996	1996 188	1	RICHMOND TOWNSH	1
BENSON, ROSE M FIRST CITIZENS NATIONAL BANK	1	2	REL	I 199605894 Sep 23, 1996	670 681	0	NO MUNICIPALITY	3
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	REL	I 199605894 Sep 23, 1996	670 681	0	NO MUNICIPALITY	3
BENSON, ROSE M FIRST CITIZENS NATIONAL BANK	1	2	REL	I 199605895 Sep 23, 1996	670 684	0	NO MUNICIPALITY	3
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	REL	I 199605895 Sep 23, 1996	670 684	0	NO MUNICIPALITY	3
BENSON, ROSE M ROBINSON, WILLIAM	2	1	DEED	D 199705862 Oct 8, 1997	695 677	1	RICHMOND TOWNSH	4
BENSON, WENDELL R ROBINSON, WILLIAM	2	1	DEED	D 199705862 Oct 8, 1997	695 677	1	RICHMOND TOWNSH	4
BENSON, ROSE M ROBINSON, WILLIAM E	1	2	MORT	I 199705863 Oct 8, 1997	695 681	1	RICHMOND TOWNSH	4
BENSON, WENDELL R ROBINSON, WILLIAM E	1	2	MORT	I 199705863 Oct 8, 1997	695 681	1	RICHMOND TOWNSH	4
BENSON, WENDELL R RICHMOND TOWNSHIP	2	2	MAPS	D 199705864 Oct 8, 1997	1997 216	1	RICHMOND TOWNSH	1
BENSON, ROSE M RICHMOND TOWNSHIP	2	2	MAPS	D 199705864 Oct 8, 1997	1997 216	1	RICHMOND TOWNSH	1
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	REL	I 199706121 Oct 21, 1997	696 532	0	NO MUNICIPALITY	3
BENSON, ROSE M FIRST CITIZENS NATIONAL BANK	1	2	REL	I 199706121 Oct 21, 1997	696 532	0	NO MUNICIPALITY	3
BENSON, ROSE M FIRST CITIZENS NATIONAL BANK	1	2	REL	I 199706122 Oct 21, 1997	696 535	0	NO MUNICIPALITY	3
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	REL	I 199706122 Oct 21, 1997	696 535	0	NO MUNICIPALITY	3
BENSON, ROSE M NORTH PENN GAS COMPANY	2	1	ROW	D 199707462 Dec 24, 1997	700 820	1	RICHMOND TOWNSH	2
BENSON, WENDELL R NORTH PENN GAS COMPANY	2	1	ROW	D 199707462 Dec 24, 1997	700 820	1	RICHMOND TOWNSH	2
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	SAT	I 199800573 Feb 2, 1998	703 324	0	NO MUNICIPALITY	2
BENSON, ROSE FIRST CITIZENS NATIONAL BANK	1	2	SAT	I 199800573 Feb 2, 1998	703 324	0	NO MUNICIPALITY	2
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	2	1	MORT	D 199802361 Apr 23, 1998	709 64	1	RICHMOND TOWNSH	8
BENSON, ROSE M FIRST CITIZENS NATIONAL BANK	2	1	MORT	D 199802361 Apr 23, 1998	709 64	1	RICHMOND TOWNSH	8
BENSON, ROSE KIMBALL, TERRY D	2	2	DEED	D 199806707 Oct 7, 1998	722 984	1	CHARLESTON TWP	4
BENSON, WENDELL KIMBALL, TERRY D	2	2	DEED	D 199806707 Oct 7, 1998	722 984	1	CHARLESTON TWP	4
BENSON, WENDELL KIMBALL, TERRY D	2	2	MORT	I 199806708 Oct 7, 1998	722 988	1	CHARLESTON TWP	4
BENSON, ROSE KIMBALL, TERRY D	2	2	MORT	I 199806708 Oct 7, 1998	722 988	1	CHARLESTON TWP	4
BENSON, ROSE CHARLESTON TOWNSHIP	2	3	MAPS	D 199806709 Oct 7, 1998	1998 195	1	CHARLESTON TWP	1
BENSON, WENDALL CHARLESTON TOWNSHIP	2	3	MAPS	D 199806709 Oct 7, 1998	1998 195	1	CHARLESTON TWP	1
BENSON, ROSE CHARLESTON TOWNSHIP	2	3	MAPS	D 199806710 Oct 7, 1998	1998 196	1	CHARLESTON TWP	1
BENSON, WENDALL CHARLESTON TOWNSHIP	2	3	MAPS	D 199806710 Oct 7, 1998	1998 196	1	CHARLESTON TWP	1
BENSON, WENDELL R TIOGA COUNTY	1	2	CLEANT	I 200003197 May 4, 2000	5 183	1	RICHMOND TOWNSH	2
BENSON, ROSE TIOGA COUNTY	1	2	CLEANT	I 200003197 May 4, 2000	5 183	1	RICHMOND TOWNSH	2
BENSON, WENDALL BENSON, WENDALL	1	2	MAPS	I 200003278 May 8, 2000	2000 99	1	RICHMOND TOWNSH	1

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BENSON, WENDALL			D	200003278	2000	1	RICHMOND TOWNSH	1
BENSON, WENDALL	1	2	MAPS	May 8, 2000	99	SEE NEW MAP SLIDE NO. 300		
BENSON, WENDALL	1	2	MAPS	Jun 9, 2000	127	SEE NEW MAP SLIDE NO. 303		
BENSON, WENDALL	1	2	MAPS	Jun 9, 2000	127	SEE NEW MAP SLIDE NO. 303		
BENSON, WENDALL	1	2	MAPS	Jul 7, 2000	141	SEE NEW MAP SLIDE NO. 304		
BENSON, WENDALL	1	2	MAPS	Jul 7, 2000	141	SEE NEW MAP SLIDE NO. 304		
BENSON, WENDALL	1	2	MAPS	Jul 7, 2000	141	SEE NEW MAP SLIDE NO. 304		
BENSON, ROSE M	1	2	REL	200005132	739	1	RICHMOND TOWNSH	3
FIRST CITIZENS NATIONAL BANK	1	2	REL	Jul 11, 2000	4649	BOOK 709 PAGE 64		
BENSON, WENDELL R	1	2	REL	200005132	739	1	RICHMOND TOWNSH	3
FIRST CITIZENS NATIONAL BANK	1	2	REL	Jul 11, 2000	4649	BOOK 709 PAGE 64		
BENSON, ROSE M	1	2	REL	200005133	739	1	RICHMOND TOWNSH	3
FIRST CITIZENS NATIONAL BANK	1	2	REL	Jul 11, 2000	4652	BOOK 650 PAGE 252		
BENSON, WENDELL R	1	2	REL	200005133	739	1	RICHMOND TOWNSH	3
FIRST CITIZENS NATIONAL BANK	1	2	REL	Jul 11, 2000	4652	BOOK 650 PAGE 252		
BENSON, WENDELL R	2	2	DEED	200005134	739	1	RICHMOND TOWNSH	3
MOYER, LOWELL L	2	2	DEED	Jul 11, 2000	4655			
BENSON, WENDELL	2	2	DEED	200005134	739	1	RICHMOND TOWNSH	3
MOYER, LOWELL L	2	2	DEED	Jul 11, 2000	4655			
BENSON, WENDELL	2	1	ROW	200006277	739	1	CHARLESTON TWP	2
NORTH PENN GAS COMPANY	2	1	ROW	Aug 18, 2000	7998			
BENSON, ROSE	2	1	ROW	200006277	739	1	CHARLESTON TWP	2
NORTH PENN GAS COMPANY	2	1	ROW	Aug 18, 2000	7998			
BENSON, WENDELL R	2	2	DEED	200007909	740	1	RICHMOND TOWNSH	2
MOYER, LOWELL L	2	2	DEED	Oct 6, 2000	2934			
BENSON, ROSE M	2	2	DEED	200007909	740	1	RICHMOND TOWNSH	2
MOYER, LOWELL L	2	2	DEED	Oct 6, 2000	2934			
BENSON, WENDELL R	2	2	MORT	200007910	740	1	RICHMOND TOWNSH	4
MOYER, LOWELL L	2	2	MORT	Oct 6, 2000	2936			
BENSON, ROSE M	2	2	MORT	200007910	740	1	RICHMOND TOWNSH	4
MOYER, LOWELL L	2	2	MORT	Oct 6, 2000	2936			
BENSON, ROSE M	1	2	REL	200007911	740	1	RICHMOND TOWNSH	3
FIRST CITIZENS NATIONAL BANK	1	2	REL	Oct 6, 2000	2940	BOOK 650 PAGE 252		
BENSON, WENDELL R	1	2	REL	200007911	740	1	RICHMOND TOWNSH	3
FIRST CITIZENS NATIONAL BANK	1	2	REL	Oct 6, 2000	2940	BOOK 650 PAGE 252		
BENSON, WENDELL R	1	2	REL	200007912	740	1	RICHMOND TOWNSH	3
FIRST CITIZENS NATIONAL BANK	1	2	REL	Oct 6, 2000	2943	BOOK 709 PAGE 64		
BENSON, ROSE M	1	2	REL	200007912	740	1	RICHMOND TOWNSH	3
FIRST CITIZENS NATIONAL BANK	1	2	REL	Oct 6, 2000	2943	BOOK 709 PAGE 64		
BENSON, ROSE	2	1	OGLEASE	200008220	740	1	CHARLESTON TWP	5
PHILLIPS PRODUCTION COMPANY	2	1	OGLEASE	Oct 18, 2000	3710			
BENSON, WENDELL	2	1	OGLEASE	200008220	740	1	CHARLESTON TWP	5
PHILLIPS PRODUCTION COMPANY	2	1	OGLEASE	Oct 18, 2000	3710			
BENSON, ROSE M	2	1	OGLEASE	200008221	740	1	RICHMOND TOWNSH	5
PHILLIPS PRODUCTION COMPANY	2	1	OGLEASE	Oct 18, 2000	3715			
BENSON, WENDELL R	2	1	OGLEASE	200008221	740	1	RICHMOND TOWNSH	5
PHILLIPS PRODUCTION COMPANY	2	1	OGLEASE	Oct 18, 2000	3715			
BENSON, WENDELL R	2	1	OGLEASE	200008222	740	1	RICHMOND TOWNSH	5
PHILLIPS PRODUCTION COMPANY	2	1	OGLEASE	Oct 18, 2000	3720			
BENSON, ROSE	2	1	OGLEASE	200008222	740	1	RICHMOND TOWNSH	5
PHILLIPS PRODUCTION COMPANY	2	1	OGLEASE	Oct 18, 2000	3720			
BENSON, WENDELL R	2	1	OGLEASE	200008223	740	1	RICHMOND TOWNSH	5
PHILLIPS PRODUCTION COMPANY	2	1	OGLEASE	Oct 18, 2000	3725			
BENSON, ROSE	2	1	OGLEASE	200008223	740	1	RICHMOND TOWNSH	5
PHILLIPS PRODUCTION COMPANY	2	1	OGLEASE	Oct 18, 2000	3725			
BENSON, WENDELL R	2	1	OGLEASE	200008459	740	1	RICHMOND TOWNSH	5
PHILLIPS PRODUCTION COMPANY	2	1	OGLEASE	Oct 24, 2000	4616			
BENSON, ROSE M	2	1	OGLEASE	200008459	740	1	RICHMOND TOWNSH	5
PHILLIPS PRODUCTION COMPANY	2	1	OGLEASE	Oct 24, 2000	4616			
BENSON, ROSE M	2	1	OGLEASE	200008460	740	1	RICHMOND TOWNSH	5
PHILLIPS PRODUCTION COMPANY	2	1	OGLEASE	Oct 24, 2000	4621			
BENSON, WENDELL R	2	1	OGLEASE	200008460	740	1	RICHMOND TOWNSH	5
PHILLIPS PRODUCTION COMPANY	2	1	OGLEASE	Oct 24, 2000	4621			

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BENSON, ROSE M NEW HOPE CHURCH	2	4	SAT	D 200610941 Oct 12, 2006	769 412	1 REF MORT 755 6033 200314004	RICHMOND TOWNSH	5
BENSON, WENDELL R NEW HOPE CHURCH	2	4	SAT	D 200610941 Oct 12, 2006	769 412	1 REF MORT 755 6033 200314004	RICHMOND TOWNSH	5
BENSON, ROSE M BENSON, WENDELL R	3	3	MEMO	I 200703014 Apr 9, 2007	771 1343	1 REF OGLEASE 740 4616 200008459	RICHMOND TOWNSH	4
BENSON, WENDELL R EAST RESOURCES INC	3	3	MEMO	D 200703014 Apr 9, 2007	771 1343	1 REF OGLEASE 740 4616 200008459	RICHMOND TOWNSH	4
BENSON, WENDELL R BENSON, WENDELL R	3	3	MEMO	I 200703014 Apr 9, 2007	771 1343	1 REF OGLEASE 740 4616 200008459	RICHMOND TOWNSH	4
BENSON, ROSE M EAST RESOURCES INC	3	3	MEMO	D 200703014 Apr 9, 2007	771 1343	1 REF OGLEASE 740 4616 200008459	RICHMOND TOWNSH	4
BENSON, WENDELL R BENSON, WENDELL R	3	3	MEMO	I 200703015 Apr 9, 2007	771 1347	1 REF OGLEASE 740 4626 200008461	RICHMOND TOWNSH	4
BENSON, ROSE M BENSON, WENDELL R	3	3	MEMO	I 200703015 Apr 9, 2007	771 1347	1 REF OGLEASE 740 4626 200008461	RICHMOND TOWNSH	4
BENSON, ROSE M EAST RESOURCES INC	3	3	MEMO	D 200703015 Apr 9, 2007	771 1347	1 REF OGLEASE 740 4626 200008461	RICHMOND TOWNSH	4
BENSON, WENDELL R EAST RESOURCES INC	3	3	MEMO	D 200703015 Apr 9, 2007	771 1347	1 REF OGLEASE 740 4626 200008461	RICHMOND TOWNSH	4
BENSON, WENDELL R BENSON, WENDELL R	3	3	MEMO	I 200703016 Apr 9, 2007	771 1351	1 REF OGLEASE 740 4631 200008462	RICHMOND TOWNSH	4
BENSON, WENDELL R EAST RESOURCES INC	3	3	MEMO	D 200703016 Apr 9, 2007	771 1351	1 REF OGLEASE 740 4631 200008462	RICHMOND TOWNSH	4
BENSON, ROSE M BENSON, WENDELL R	3	3	MEMO	I 200703016 Apr 9, 2007	771 1351	1 REF OGLEASE 740 4631 200008462	RICHMOND TOWNSH	4
BENSON, ROSE M EAST RESOURCES INC	3	3	MEMO	D 200703016 Apr 9, 2007	771 1351	1 REF OGLEASE 740 4631 200008462	RICHMOND TOWNSH	4
BENSON, WENDELL R EAST RESOURCES INC	3	3	MEMO	D 200703017 Apr 9, 2007	771 1355	1 REF OGLEASE 740 3725 200008223	RICHMOND TOWNSH	4
BENSON, ROSE M EAST RESOURCES INC	3	3	MEMO	D 200703017 Apr 9, 2007	771 1355	1 REF OGLEASE 740 3725 200008223	RICHMOND TOWNSH	4
BENSON, WENDELL R BENSON, WENDELL R	3	3	MEMO	I 200703017 Apr 9, 2007	771 1355	1 REF OGLEASE 740 3725 200008223	RICHMOND TOWNSH	4
BENSON, ROSE M BENSON, WENDELL R	3	3	MEMO	I 200703017 Apr 9, 2007	771 1355	1 REF OGLEASE 740 3725 200008223	RICHMOND TOWNSH	4
BENSON, WENDELL R EAST RESOURCES INC	3	3	MEMO	D 200703018 Apr 9, 2007	771 1359	1 REF OGLEASE 740 3715 200008221	RICHMOND TOWNSH	4
BENSON, ROSE M EAST RESOURCES INC	3	3	MEMO	D 200703018 Apr 9, 2007	771 1359	1 REF OGLEASE 740 3715 200008221	RICHMOND TOWNSH	4
BENSON, WENDELL R BENSON, WENDELL R	3	3	MEMO	I 200703018 Apr 9, 2007	771 1359	1 REF OGLEASE 740 3715 200008221	RICHMOND TOWNSH	4
BENSON, ROSE M BENSON, WENDELL R	3	3	MEMO	I 200703018 Apr 9, 2007	771 1359	1 REF OGLEASE 740 3715 200008221	RICHMOND TOWNSH	4
BENSON, ROSE M BENSON, WENDELL R	3	3	MEMO	I 200703019 Apr 9, 2007	771 1363	1 REF OGLEASE 740 3715 200008221	RICHMOND TOWNSH	4
BENSON, WENDELL R BENSON, WENDELL R	3	3	MEMO	I 200703019 Apr 9, 2007	771 1363	1 REF OGLEASE 740 3715 200008221	RICHMOND TOWNSH	4
BENSON, WENDELL R EAST RESOURCES INC	3	3	MEMO	D 200703019 Apr 9, 2007	771 1363	1 REF OGLEASE 740 3715 200008221	RICHMOND TOWNSH	4
BENSON, ROSE M EAST RESOURCES INC	3	3	MEMO	D 200703019 Apr 9, 2007	771 1363	1 REF OGLEASE 740 3715 200008221	RICHMOND TOWNSH	4
BENSON, ROSE M BENSON, WENDELL R	3	3	MEMO	I 200703020 Apr 9, 2007	771 1367	1 REF OGLEASE 740 3715 200008221	RICHMOND TOWNSH	4
BENSON, WENDELL R BENSON, WENDELL R	3	3	MEMO	I 200703020 Apr 9, 2007	771 1367	1 REF OGLEASE 740 3715 200008221	RICHMOND TOWNSH	4
BENSON, WENDELL R EAST RESOURCES INC	3	3	MEMO	D 200703020 Apr 9, 2007	771 1367	1 REF OGLEASE 740 3715 200008221	RICHMOND TOWNSH	4
BENSON, ROSE M EAST RESOURCES INC	3	3	MEMO	D 200703020 Apr 9, 2007	771 1367	1 REF OGLEASE 740 3715 200008221	RICHMOND TOWNSH	4
BENSON, WENDELL R EAST RESOURCES INC	3	3	MEMO	D 200703021 Apr 9, 2007	771 1371	1 REF OGLEASE 740 5780 200008796	CHARLESTON TWP	4
BENSON, WENDELL R BENSON, WENDELL R	3	3	MEMO	I 200703021 Apr 9, 2007	771 1371	1 REF OGLEASE 740 5780 200008796	CHARLESTON TWP	4
BENSON, ROSE M BENSON, WENDELL R	3	3	MEMO	I 200703021 Apr 9, 2007	771 1371	1 REF OGLEASE 740 5780 200008796	CHARLESTON TWP	4

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BENSON, WENDELL R LOVELL, GEORGE T	2	2	DEED	200408992 Sep 23, 2004	758 9441	1	RICHMOND TOWNSH	4
BENSON, WENDELL R CONLIN, RONALD H	2	1	DEED	200505070 Jun 14, 2005	762 862	1	RICHMOND TOWNSH	5
BENSON, ROSE M CONLIN, RONALD H	2	1	DEED	200505070 Jun 14, 2005	762 862	1	RICHMOND TOWNSH	5
BENSON, ROSE M PHILLIPS PRODUCTION COMPANY	2	1	OGLEASE	200507431 Aug 12, 2005	762 9839	1	RICHMOND TOWNSH	6
BENSON, WENDELL R PHILLIPS PRODUCTION COMPANY	2	1	OGLEASE	200507431 Aug 12, 2005	762 9839	1	RICHMOND TOWNSH	6
BENSON, WENDELL R PHILLIPS PRODUCTION COMPANY	2	1	MEMO	200507432 Aug 12, 2005	762 9845	1	RICHMOND TOWNSH REF OGLEASE 740 4616 200008459	4
BENSON, ROSE M PHILLIPS PRODUCTION COMPANY	2	1	MEMO	200507432 Aug 12, 2005	762 9845	1	RICHMOND TOWNSH REF OGLEASE 740 4616 200008459	4
BENSON, WENDELL R PHILLIPS PRODUCTION COMPANY	2	1	MEMO	200507433 Aug 12, 2005	762 9849	1	RICHMOND TOWNSH	4
BENSON, ROSE M PHILLIPS PRODUCTION COMPANY	2	1	MEMO	200507433 Aug 12, 2005	762 9849	1	RICHMOND TOWNSH	4
BENSON, ROSE M PHILLIPS PRODUCTION COMPANY	2	1	MEMO	200507434 Aug 12, 2005	762 9853	1	RICHMOND TOWNSH REF OGLEASE 740 4631 200008462	4
BENSON, WENDELL R PHILLIPS PRODUCTION COMPANY	2	1	MEMO	200507434 Aug 12, 2005	762 9853	1	RICHMOND TOWNSH REF OGLEASE 740 4631 200008462	4
BENSON, WENDELL R PHILLIPS PRODUCTION COMPANY	2	1	MEMO	200507435 Aug 12, 2005	762 9857	1	RICHMOND TOWNSH REF OGLEASE 740 3725 200008223	4
BENSON, ROSE M PHILLIPS PRODUCTION COMPANY	2	1	MEMO	200507435 Aug 12, 2005	762 9857	1	RICHMOND TOWNSH REF OGLEASE 740 3725 200008223	4
BENSON, WENDELL R PHILLIPS PRODUCTION COMPANY	2	1	MEMO	200507436 Aug 12, 2005	762 9861	1	RICHMOND TOWNSH REF OGLEASE 740 3715 200008221	4
BENSON, ROSE M PHILLIPS PRODUCTION COMPANY	2	1	MEMO	200507436 Aug 12, 2005	762 9861	1	RICHMOND TOWNSH REF OGLEASE 740 3715 200008221	4
BENSON, WENDELL R PHILLIPS PRODUCTION COMPANY	2	1	MEMO	200507437 Aug 12, 2005	762 9865	1	RICHMOND TOWNSH	4
BENSON, ROSE M PHILLIPS PRODUCTION COMPANY	2	1	MEMO	200507437 Aug 12, 2005	762 9865	1	RICHMOND TOWNSH	4
BENSON, ROSE M PHILLIPS PRODUCTION COMPANY	2	1	MEMO	200507438 Aug 12, 2005	762 9869	1	CHARLESTON TWP REF OGLEASE 740 3710 200008220	4
BENSON, WENDELL R PHILLIPS PRODUCTION COMPANY	2	1	MEMO	200507438 Aug 12, 2005	762 9869	1	CHARLESTON TWP REF OGLEASE 740 3710 200008220	4
BENSON, ROSE M PHILLIPS PRODUCTION COMPANY	2	1	MEMO	200507439 Aug 12, 2005	762 9873	1	CHARLESTON TWP REF OGLEASE 740 5780 200008796	4
BENSON, WENDELL R PHILLIPS PRODUCTION COMPANY	2	1	MEMO	200507439 Aug 12, 2005	762 9873	1	CHARLESTON TWP REF OGLEASE 740 5780 200008796	4
BENSON, ROSE BRODRICK, ROBERT M	2	1	DEED	200606746 Jun 29, 2006	767 4592	1	RICHMOND TOWNSH	7
BENSON, WENDELL R BRODRICK, ROBERT M	2	1	DEED	200606746 Jun 29, 2006	767 4592	1	RICHMOND TOWNSH	7
BENSON, WENDELL R BRODRICK, ROBERT M	2	1	DEED	200609965 Sep 15, 2006	768 6709	1	RICHMOND TOWNSH	4
BENSON, ROSE BRODRICK, ROBERT M	2	1	DEED	200609965 Sep 15, 2006	768 6709	1	RICHMOND TOWNSH	4
BENSON, WENDELL R BRODRICK, ROBERT M	1	2	MORT	200609967 Sep 15, 2006	768 6713	1	RICHMOND TOWNSH	6
BENSON, ROSE BRODRICK, ROBERT M	1	2	MORT	200609967 Sep 15, 2006	768 6713	1	RICHMOND TOWNSH	6
BENSON, WENDELL R NEW HOPE CHURCH	4	2	DEED	200610938 Oct 12, 2006	769 395	1	RICHMOND TOWNSH	6
BENSON, ROSE M NEW HOPE CHURCH	4	2	DEED	200610938 Oct 12, 2006	769 395	1	RICHMOND TOWNSH	6
BENSON, WENDELL R NEW HOPE CHURCH	4	2	DEED	200610939 Oct 12, 2006	769 401	1	RICHMOND TOWNSH	6
BENSON, ROSE M NEW HOPE CHURCH	4	2	DEED	200610939 Oct 12, 2006	769 401	1	RICHMOND TOWNSH	6
BENSON, ROSE M NEW HOPE CHURCH	2	4	SAT	200610940 Oct 12, 2006	769 407	1	RICHMOND TOWNSH REF MORT 750 3824 200214119	5
BENSON, WENDELL R NEW HOPE CHURCH	2	4	SAT	200610940 Oct 12, 2006	769 407	1	RICHMOND TOWNSH REF MORT 750 3824 200214119	5

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BENSON, WENDELL			I	200213853	2002	1	RICHMOND TOWNSH	1
BENSON, WENDELL	2	3	MAPS	Dec 17, 2002	258	MAP 2 OF 2 SEE NEW MAPS SLIDE NO.		
BENSON, ROSE			I	200213853	2002	1	RICHMOND TOWNSH	1
BENSON, WENDELL	2	3	MAPS	Dec 17, 2002	258	MAP 2 OF 2 SEE NEW MAPS SLIDE NO.		
BENSON, ROSE			D	200213853	2002	1	RICHMOND TOWNSH	1
BENSON, WENDELL	2	3	MAPS	Dec 17, 2002	258	MAP 2 OF 2 SEE NEW MAPS SLIDE NO.		
BENSON, WENDELL			D	200213853	2002	1	RICHMOND TOWNSH	1
BENSON, WENDELL	2	3	MAPS	Dec 17, 2002	258	MAP 2 OF 2 SEE NEW MAPS SLIDE NO.		
BENSON, WENDELL R			D	200214118	750	1	RICHMOND TOWNSH	3
NEW HOPE CHURCH	2	1	DEED	Dec 26, 2002	3821			
BENSON, ROSE M			D	200214118	750	1	RICHMOND TOWNSH	3
NEW HOPE CHURCH	2	1	DEED	Dec 26, 2002	3821			
BENSON, WENDELL R			I	200214119	750	1	RICHMOND TOWNSH	5
NEW HOPE CHURCH	1	2	MORT	Dec 26, 2002	3824			
BENSON, ROSE M			I	200214119	750	1	RICHMOND TOWNSH	5
NEW HOPE CHURCH	1	2	MORT	Dec 26, 2002	3824			
BENSON, WENDELL			D	200301134	750	1	RICHMOND TOWNSH	3
TIOGA COUNTY	1	1	AMEN	Feb 7, 2003	8553	CLEAN AND GREEN BOOK 1 PAGE 936		
BENSON, WENDELL			D	200310535	2003	1	RICHMOND TOWNSH	1
BENSON, WENDELL	2	3	MAPS	Sep 23, 2003	175	PAGE 1 OF 2		
BENSON, WENDELL			I	200310535	2003	1	RICHMOND TOWNSH	1
BENSON, WENDELL	2	3	MAPS	Sep 23, 2003	175	PAGE 1 OF 2		
BENSON, WENDELL			I	200310536	2003	1	RICHMOND TOWNSH	1
BENSON, WENDELL	2	3	MAPS	Sep 23, 2003	176	PAGE 2 OF 2		
BENSON, WENDELL			D	200310536	2003	1	RICHMOND TOWNSH	1
BENSON, WENDELL	2	3	MAPS	Sep 23, 2003	176	PAGE 2 OF 2		
BENSON, ROSE			D	200313472	2003	1	RICHMOND TOWNSH	1
NEW HOPE CHURCH	3	4	MAPS	Dec 11, 2003	222	MAP 1 OF 2		
BENSON, WENDELL			I	200313472	2003	1	RICHMOND TOWNSH	1
NEW HOPE CHURCH	3	4	MAPS	Dec 11, 2003	222	MAP 1 OF 2		
BENSON, WENDELL			D	200313472	2003	1	RICHMOND TOWNSH	1
NEW HOPE CHURCH	3	4	MAPS	Dec 11, 2003	222	MAP 1 OF 2		
BENSON, ROSE			I	200313472	2003	1	RICHMOND TOWNSH	1
NEW HOPE CHURCH	3	4	MAPS	Dec 11, 2003	222	MAP 1 OF 2		
BENSON, WENDELL			D	200313473	2003	1	RICHMOND TOWNSH	1
NEW HOPE CHURCH	3	4	MAPS	Dec 11, 2003	223	MAP 2 OF 2		
BENSON, ROSE			D	200313473	2003	1	RICHMOND TOWNSH	1
NEW HOPE CHURCH	3	4	MAPS	Dec 11, 2003	223	MAP 2 OF 2		
BENSON, ROSE			I	200313473	2003	1	RICHMOND TOWNSH	1
NEW HOPE CHURCH	3	4	MAPS	Dec 11, 2003	223	MAP 2 OF 2		
BENSON, WENDELL			I	200313473	2003	1	RICHMOND TOWNSH	1
NEW HOPE CHURCH	3	4	MAPS	Dec 11, 2003	223	MAP 2 OF 2		
BENSON, ROSE M			D	200314003	755	1	RICHMOND TOWNSH	4
NEW HOPE CHURCH	2	1	DEED	Dec 31, 2003	6029			
BENSON, WENDELL R			D	200314003	755	1	RICHMOND TOWNSH	4
NEW HOPE CHURCH	2	1	DEED	Dec 31, 2003	6029			
BENSON, ROSE M			I	200314004	755	1	RICHMOND TOWNSH	6
NEW HOPE CHURCH	1	2	MORT	Dec 31, 2003	6033			
BENSON, WENDELL R			I	200314004	755	1	RICHMOND TOWNSH	6
NEW HOPE CHURCH	1	2	MORT	Dec 31, 2003	6033			
BENSON, WENDELL R			D	200402366	756	1	RICHMOND TOWNSH	3
PENNSYLVANIA ELECTRIC COMPANY	1	1	EASE	Mar 23, 2004	4242			
BENSON, WENDELL R			D	200408686	758	1	RICHMOND TOWNSH	3
PENNSYLVANIA ELECTRIC COMPANY	2	1	EASE	Sep 16, 2004	8195			
BENSON, ROSE M			D	200408686	758	1	RICHMOND TOWNSH	3
PENNSYLVANIA ELECTRIC COMPANY	2	1	EASE	Sep 16, 2004	8195			
BENSON, ROSE M			D	200408688	758	1	RICHMOND TOWNSH	3
PENNSYLVANIA ELECTRIC COMPANY	2	1	EASE	Sep 16, 2004	8201			
BENSON, WENDELL R			D	200408688	758	1	RICHMOND TOWNSH	3
PENNSYLVANIA ELECTRIC COMPANY	2	1	EASE	Sep 16, 2004	8201			
BENSON, ROSE M			D	200408689	758	1	RICHMOND TOWNSH	3
PENNSYLVANIA ELECTRIC COMPANY	2	1	EASE	Sep 16, 2004	8204			
BENSON, WENDELL R			D	200408689	758	1	RICHMOND TOWNSH	3
PENNSYLVANIA ELECTRIC COMPANY	2	1	EASE	Sep 16, 2004	8204			
BENSON, ROSE M			D	200408992	758	1	RICHMOND TOWNSH	4
LOVELL, GEORGE T	2	2	DEED	Sep 23, 2004	9441			

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BENSON, WENDELL R			D	200206221	2002	1	RICHMOND TOWNSH	1
BENSON, WENDELL R	2	3	MAPS	May 28, 2002	91	SEE NEW MAPS SLIDE NO. 346		
BENSON, ROSE M			I	200207145	2002	1	RICHMOND TOWNSH	1
BENSON, WENDELL R	2	3	MAPS	Jun 17, 2002	109	SEE NEW MAPS SLIDE NO. 348		
BENSON, WENDELL R			D	200207145	2002	1	RICHMOND TOWNSH	1
BENSON, WENDELL R	2	3	MAPS	Jun 17, 2002	109	SEE NEW MAPS SLIDE NO. 348		
BENSON, WENDELL R			I	200207145	2002	1	RICHMOND TOWNSH	1
BENSON, WENDELL R	2	3	MAPS	Jun 17, 2002	109	SEE NEW MAPS SLIDE NO. 348		
BENSON, ROSE M			D	200207145	2002	1	RICHMOND TOWNSH	1
BENSON, WENDELL R	2	3	MAPS	Jun 17, 2002	109	SEE NEW MAPS SLIDE NO. 348		
BENSON, ROSE			D	200207419	748	1	RICHMOND TOWNSH	4
LOGANBILL, ALAN	2	2	DEED	Jun 25, 2002	867			
BENSON, WENDELL			D	200207419	748	1	RICHMOND TOWNSH	4
LOGANBILL, ALAN	2	2	DEED	Jun 25, 2002	867			
BENSON, WENDELL R			I	200207487	748	1	RICHMOND TOWNSH	5
FIRST CITIZENS NATIONAL BANK	1	2	REL	Jun 27, 2002	1173	BOOK 650 PAGE 252		
BENSON, ROSE M			I	200207487	748	1	RICHMOND TOWNSH	5
FIRST CITIZENS NATIONAL BANK	1	2	REL	Jun 27, 2002	1173	BOOK 650 PAGE 252		
BENSON, ROSE M			I	200207488	748	1	RICHMOND TOWNSH	5
FIRST CITIZENS NATIONAL BANK	1	2	REL	Jun 27, 2002	1178	BOOK 709 PAGE 64		
BENSON, WENDELL R			I	200207488	748	1	RICHMOND TOWNSH	5
FIRST CITIZENS NATIONAL BANK	1	2	REL	Jun 27, 2002	1178	BOOK 709 PAGE 64		
BENSON, ROSE M			D	200207489	748	1	RICHMOND TOWNSH	3
TIPPLE, FLORENCE A	2	2	DEED	Jun 27, 2002	1183			
BENSON, WENDELL R			D	200207489	748	1	RICHMOND TOWNSH	3
TIPPLE, FLORENCE A	2	2	DEED	Jun 27, 2002	1183			
BENSON, WENDELL			I	200208504	2002	1	RICHMOND TOWNSH	1
DAVIS, CLAUDE W	3	4	MAPS	Jul 23, 2002	137	SEE NEW MAPS SLIDE NO. 350		
BENSON, WENDELL			D	200208504	2002	1	RICHMOND TOWNSH	1
DAVIS, CLAUDE W	3	4	MAPS	Jul 23, 2002	137	SEE NEW MAPS SLIDE NO. 350		
BENSON, WENDELL R			D	200209129	748	1	RICHMOND TOWNSH	4
DAVIS, CLAUDE J	2	2	DEED	Aug 8, 2002	6429			
BENSON, ROSE M			D	200209129	748	1	RICHMOND TOWNSH	4
DAVIS, CLAUDE J	2	2	DEED	Aug 8, 2002	6429			
BENSON, ROSE M			D	200209130	748	1	RICHMOND TOWNSH	3
DAVIS, RAYMOND C	2	2	DEED	Aug 8, 2002	6433			
BENSON, WENDELL R			D	200209130	748	1	RICHMOND TOWNSH	3
DAVIS, RAYMOND C	2	2	DEED	Aug 8, 2002	6433			
BENSON, WENDELL R			I	200209772	748	1	RICHMOND TOWNSH	2
FIRST CITIZENS NATIONAL BANK	1	2	SAT	Aug 27, 2002	8535	BOOK 709 PAGE 64		
BENSON, ROSE M			I	200209772	748	1	RICHMOND TOWNSH	2
FIRST CITIZENS NATIONAL BANK	1	2	SAT	Aug 27, 2002	8535	BOOK 709 PAGE 64		
BENSON, WENDELL R			I	200210278	749	1	RICHMOND TOWNSH	2
FIRST CITIZENS NATIONAL BANK	1	2	SAT	Sep 10, 2002	220	BOOK 650 PAGE 252		
BENSON, ROSE			I	200210278	749	1	RICHMOND TOWNSH	2
FIRST CITIZENS NATIONAL BANK	1	2	SAT	Sep 10, 2002	220	BOOK 650 PAGE 252		
BENSON, ROSE M			D	200211836	749	1	RICHMOND TOWNSH	2
PENNSYLVANIA ELECTRIC COMPANY	2	2	EASE	Oct 23, 2002	5686			
BENSON, WENDELL R			D	200211836	749	1	RICHMOND TOWNSH	2
PENNSYLVANIA ELECTRIC COMPANY	2	2	EASE	Oct 23, 2002	5686			
BENSON, WENDELL R			I	200212984	749	1	RICHMOND TOWNSH	3
FIRST CITIZENS NATIONAL BANK	1	2	RELM	Nov 21, 2002	9942	BOOK 650 PAGE 252		
BENSON, ROSE M			I	200212984	749	1	RICHMOND TOWNSH	3
FIRST CITIZENS NATIONAL BANK	1	2	RELM	Nov 21, 2002	9942	BOOK 650 PAGE 252		
BENSON, WENDELL R			I	200212985	749	1	RICHMOND TOWNSH	3
FIRST CITIZENS NATIONAL BANK	1	2	RELM	Nov 21, 2002	9945	BOOK 650 PAGE 252		
BENSON, ROSE M			I	200212985	749	1	RICHMOND TOWNSH	3
FIRST CITIZENS NATIONAL BANK	1	2	RELM	Nov 21, 2002	9945	BOOK 650 PAGE 252		
BENSON, WENDELL			I	200213852	2002	1	RICHMOND TOWNSH	1
BENSON, WENDELL	2	3	MAPS	Dec 17, 2002	257	MAP 1 OF 2 SEE NEW MAPS SLIDE NO.		
BENSON, ROSE			D	200213852	2002	1	RICHMOND TOWNSH	1
BENSON, WENDELL	2	3	MAPS	Dec 17, 2002	257	MAP 1 OF 2 SEE NEW MAPS SLIDE NO.		
BENSON, ROSE			I	200213852	2002	1	RICHMOND TOWNSH	1
BENSON, WENDELL	2	3	MAPS	Dec 17, 2002	257	MAP 1 OF 2 SEE NEW MAPS SLIDE NO.		
BENSON, WENDELL			D	200213852	2002	1	RICHMOND TOWNSH	1
BENSON, WENDELL	2	3	MAPS	Dec 17, 2002	257	MAP 1 OF 2 SEE NEW MAPS SLIDE NO.		

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BENSON, WENDELL R PHILLIPS PRODUCTION COMPANY	2	1	D OGLEASE	200008461 Oct 24, 2000	740 4626	1	RICHMOND TOWNSH	5
BENSON, ROSE M PHILLIPS PRODUCTION COMPANY	2	1	D OGLEASE	200008461 Oct 24, 2000	740 4626	1	RICHMOND TOWNSH	5
BENSON, ROSE M PHILLIPS PRODUCTION COMPANY	2	1	D OGLEASE	200008462 Oct 24, 2000	740 4631	1	RICHMOND TOWNSH	5
BENSON, WENDELL R PHILLIPS PRODUCTION COMPANY	2	1	D OGLEASE	200008462 Oct 24, 2000	740 4631	1	RICHMOND TOWNSH	5
BENSON, WENDELL PHILLIPS PRODUCTION COMPANY	2	1	D OGLEASE	200008796 Oct 31, 2000	740 5780	1	CHARLESTON TWP	5
BENSON, ROSE PHILLIPS PRODUCTION COMPANY	2	1	D OGLEASE	200008796 Oct 31, 2000	740 5780	1	CHARLESTON TWP	5
BENSON, ROSE M FIRST CITIZENS NATIONAL BANK	1	2	I REL	200009558 Nov 27, 2000	740 8469	1	RICHMOND TOWNSH BOOK 709 PAGE 64	4
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	I REL	200009558 Nov 27, 2000	740 8469	1	RICHMOND TOWNSH BOOK 709 PAGE 64	4
BENSON, ROSE M FIRST CITIZENS NATIONAL BANK	1	2	I REL	200009559 Nov 27, 2000	740 8473	1	RICHMOND TOWNSH BOOK 650 PAGE 252	4
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	I REL	200009559 Nov 27, 2000	740 8473	1	RICHMOND TOWNSH BOOK 650 PAGE 252	4
BENSON, ROSE M Souders, RONALD R	2	2	D DEED	200009560 Nov 27, 2000	740 8477	1	RICHMOND TOWNSH	4
BENSON, WENDELL R Souders, RONALD R	2	2	D DEED	200009560 Nov 27, 2000	740 8477	1	RICHMOND TOWNSH	4
BENSON, WENDELL R MOYER, LOWELL L	2	2	D SAT	200100357 Jan 12, 2001	741 2444	1	RICHMOND TOWNSH BOOK 740 PAGE 2936	2
BENSON, ROSE M MOYER, LOWELL L	2	2	D SAT	200100357 Jan 12, 2001	741 2444	1	RICHMOND TOWNSH BOOK 740 PAGE 2936	2
BENSON, WENDELL R PENNSYLVANIA ELECTRIC COMPANY	2	2	D EASE	200100751 Jan 29, 2001	741 3664	1	RICHMOND TOWNSH	2
BENSON, ROSE M PENNSYLVANIA ELECTRIC COMPANY	2	2	D EASE	200100751 Jan 29, 2001	741 3664	1	RICHMOND TOWNSH	2
BENSON, WENDALL BENSON, WENDALL	1	2	D MAPS	200102693 Mar 21, 2001	2001 43	1	RICHMOND TOWNSH SEE NEW MAP SLIDE NO. 319	1
BENSON, WENDALL BENSON, WENDALL	1	2	I MAPS	200102693 Mar 21, 2001	2001 43	1	RICHMOND TOWNSH SEE NEW MAP SLIDE NO. 319	1
BENSON, ROSE M FIRST CITIZENS NATIONAL BANK	1	2	I REL	200103219 Apr 10, 2001	742 1191	1	RICHMOND TOWNSH BOOK 650 PAGE 252	3
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	I REL	200103219 Apr 10, 2001	742 1191	1	RICHMOND TOWNSH BOOK 650 PAGE 252	3
BENSON, ROSE M FIRST CITIZENS NATIONAL BANK	1	2	I REL	200103220 Apr 10, 2001	742 1194	1	RICHMOND TOWNSH BOOK 709 PAGE 64	3
BENSON, WENDELL R FIRST CITIZENS NATIONAL BANK	1	2	I REL	200103220 Apr 10, 2001	742 1194	1	RICHMOND TOWNSH BOOK 709 PAGE 64	3
BENSON, WENDELL R DAVIS, CLAUDE W	2	2	D DEED	200103949 May 1, 2001	742 3645	1	RICHMOND TOWNSH	3
BENSON, ROSE M DAVIS, CLAUDE W	2	2	D DEED	200103949 May 1, 2001	742 3645	1	RICHMOND TOWNSH	3
BENSON, WENDELL R NORTH PENN GAS COMPANY	2	1	D ROW	200105863 Jun 29, 2001	743 706	1	RICHMOND TOWNSH	2
BENSON, ROSE M NORTH PENN GAS COMPANY	2	1	D ROW	200105863 Jun 29, 2001	743 706	1	RICHMOND TOWNSH	2
BENSON, ROSE M BENSON, W R	4	2	I DEED	200107750 Aug 17, 2001	743 7237	1	RICHMOND TOWNSH	3
BENSON, ROSE M BENSON, W R	4	2	D DEED	200107750 Aug 17, 2001	743 7237	1	RICHMOND TOWNSH	3
BENSON, ROSE KIMBALL, TERRY D	2	2	D SAT	200109918 Oct 16, 2001	744 5033	1	CHARLESTON TWP BOOK 722 PAGE 988	2
BENSON, WENDELL KIMBALL, TERRY D	2	2	D SAT	200109918 Oct 16, 2001	744 5033	1	CHARLESTON TWP BOOK 722 PAGE 988	2
BENSON, ROSE M BENSON, WENDELL R	2	3	I MAPS	200206221 May 28, 2002	2002 91	1	RICHMOND TOWNSH SEE NEW MAPS SLIDE NO. 346	1
BENSON, ROSE M BENSON, WENDELL R	2	3	D MAPS	200206221 May 28, 2002	2002 91	1	RICHMOND TOWNSH SEE NEW MAPS SLIDE NO. 346	1
BENSON, WENDELL R BENSON, WENDELL R	2	3	I MAPS	200206221 May 28, 2002	2002 91	1	RICHMOND TOWNSH SEE NEW MAPS SLIDE NO. 346	1

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BENSON, ROSE M EAST RESOURCES INC	-085 3	3	D MEMO	200703021 Apr 9, 2007	771 1371	1 CHARLESTON TWP REF OGLEASE 740 5780 200008796	4
BENSON, WENDELL R BENSON, WENDELL R	-013C 3	3	I MEMO	200703022 Apr 9, 2007	771 1375	1 CHARLESTON TWP REF OGLEASE 740 3710 200008220	4
BENSON, WENDELL R EAST RESOURCES INC	3	3	D MEMO	200703022 Apr 9, 2007	771 1375	1 CHARLESTON TWP REF OGLEASE 740 3710 200008220	4
BENSON, ROSE M EAST RESOURCES INC	3	3	D MEMO	200703022 Apr 9, 2007	771 1375	1 CHARLESTON TWP REF OGLEASE 740 3710 200008220	4
BENSON, ROSE M BENSON, WENDELL R	3	3	I MEMO	200703022 Apr 9, 2007	771 1375	1 CHARLESTON TWP REF OGLEASE 740 3710 200008220	4
BENSON, ROSE M PPL GAS UTILITIES	2	1	D ROW	200803240 Apr 24, 2008	776 3043	1 RICHMOND TOWNSH	5
BENSON, WENDELL R PPL GAS UTILITIES	2	1	D ROW	200803240 Apr 24, 2008	776 3043	1 RICHMOND TOWNSH	5
BENSON, WENDELL R T S DUDLEY LAND COMPANY INC	2	1	D OGLEASE	200803879 May 12, 2008	776 5407	1 RICHMOND TOWNSH	10
BENSON, ROSE M T S DUDLEY LAND COMPANY INC	2	1	D OGLEASE	200803879 May 12, 2008	776 5407	1 RICHMOND TOWNSH	10
BENSON, WENDELL R EAST RESOURCES INC	2	1	D ROW	200811305 Nov 21, 2008	779 8251	1 RICHMOND TOWNSH	4
BENSON, ROSE EAST RESOURCES INC	2	1	D ROW	200811305 Nov 21, 2008	779 8251	1 RICHMOND TOWNSH	4
BENSON, WENDELL EAST RESOURCES INC	Lease -085 3	3	D AMEN	200901307 Feb 23, 2009	780 6648	1 CHARLESTON TWP REF OGLEASE 740 5780 200008796	4
BENSON, WENDELL BENSON, WENDELL	3	3	I AMEN	200901307 Feb 23, 2009	780 6648	1 CHARLESTON TWP REF OGLEASE 740 5780 200008796	4
BENSON, ROSE BENSON, WENDELL	3	3	I AMEN	200901307 Feb 23, 2009	780 6648	1 CHARLESTON TWP REF OGLEASE 740 5780 200008796	4
BENSON, ROSE EAST RESOURCES INC	3	3	D AMEN	200901307 Feb 23, 2009	780 6648	1 CHARLESTON TWP REF OGLEASE 740 5780 200008796	4
BENSON, WENDELL R BENSON, WENDELL R	3	3	I AMEN	200901308 Feb 23, 2009	780 6652	1 RICHMOND TOWNSH REF OGLEASE 740 5780 200008796	4
BENSON, WENDELL R EAST RESOURCES INC	3	3	D AMEN	200901308 Feb 23, 2009	780 6652	1 RICHMOND TOWNSH REF OGLEASE 740 5780 200008796	4
BENSON, ROSE M EAST RESOURCES INC	3	3	D AMEN	200901308 Feb 23, 2009	780 6652	1 RICHMOND TOWNSH REF OGLEASE 740 5780 200008796	4
BENSON, ROSE M BENSON, WENDELL R	3	3	I AMEN	200901308 Feb 23, 2009	780 6652	1 RICHMOND TOWNSH REF OGLEASE 740 5780 200008796	4
BENSON, WENDELL R BENSON, WENDELL R	3	3	I AMEN	200901349 Feb 23, 2009	780 6822	1 RICHMOND TOWNSH REF OGLEASE 740 3715 200008221	4
BENSON, ROSE M BENSON, WENDELL R	3	3	I AMEN	200901349 Feb 23, 2009	780 6822	1 RICHMOND TOWNSH REF OGLEASE 740 3715 200008221	4
BENSON, WENDELL R EAST RESOURCES INC	3	3	D AMEN	200901349 Feb 23, 2009	780 6822	1 RICHMOND TOWNSH REF OGLEASE 740 3715 200008221	4
BENSON, ROSE M EAST RESOURCES INC	3	3	D AMEN	200901349 Feb 23, 2009	780 6822	1 RICHMOND TOWNSH REF OGLEASE 740 3715 200008221	4
BENSON, WENDELL EAST RESOURCES INC	Lease -013C 3	3	D AMEN	200901657 Mar 2, 2009	780 REF	1 CHARLESTON TWP OGLEASE 740 3710 200008220	4
BENSON, ROSE BENSON, WENDELL	3	3	I AMEN	200901657 Mar 2, 2009	780 REF	1 CHARLESTON TWP OGLEASE 740 3710 200008220	4
BENSON, WENDELL BENSON, WENDELL	3	3	I AMEN	200901657 Mar 2, 2009	780 REF	1 CHARLESTON TWP OGLEASE 740 3710 200008220	4
BENSON, ROSE EAST RESOURCES INC	3	3	D AMEN	200901657 Mar 2, 2009	780 REF	1 CHARLESTON TWP OGLEASE 740 3710 200008220	4
BENSON, WENDELL R BENSON, WENDELL R	3	3	I AMEN	200901665 Mar 2, 2009	780 REF	1 RICHMOND TOWNSH OGLEASE 740 4616 200008459	4
BENSON, ROSE M BENSON, WENDELL R	3	3	I AMEN	200901665 Mar 2, 2009	780 REF	1 RICHMOND TOWNSH OGLEASE 740 4616 200008459	4
BENSON, WENDELL R EAST RESOURCES INC	3	3	D AMEN	200901665 Mar 2, 2009	780 REF	1 RICHMOND TOWNSH OGLEASE 740 4616 200008459	4
BENSON, ROSE M EAST RESOURCES INC	3	3	D AMEN	200901665 Mar 2, 2009	780 REF	1 RICHMOND TOWNSH OGLEASE 740 4616 200008459	4
BENSON, ROSE M BENSON, WENDELL R	3	3	I AMEN	200901666 Mar 2, 2009	780 REF	1 RICHMOND TOWNSH OGLEASE 740 4626 200008461	4
BENSON, WENDELL R EAST RESOURCES INC	3	3	D AMEN	200901666 Mar 2, 2009	780 REF	1 RICHMOND TOWNSH OGLEASE 740 4626 200008461	4

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BENSON, ROSE M EAST RESOURCES INC	3 3	AMEN D	200901666 Mar 2, 2009		1 RICHMOND TOWNSH REF OGLEASE 740 4626 200008461		4
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BENSON, ROSE M BENSON, WENDELL R	3 3	AMEN I	200901667 Mar 2, 2009		1 RICHMOND TOWNSH REF OGLEASE 740 4631 200008462		4
BENSON, WENDELL R EAST RESOURCES INC	3 3	AMEN D	200901667 Mar 2, 2009		1 RICHMOND TOWNSH REF OGLEASE 740 4631 200008462		4
BENSON, WENDELL R BENSON, WENDELL R	3 3	AMEN I	200901667 Mar 2, 2009		1 RICHMOND TOWNSH REF OGLEASE 740 4631 200008462		4
BENSON, ROSE M EAST RESOURCES INC	3 3	AMEN D	200901667 Mar 2, 2009		1 RICHMOND TOWNSH REF OGLEASE 740 4631 200008462		4
BENSON, WENDELL R EAST RESOURCES INC	3 3	AMEN D	200901668 Mar 2, 2009		1 RICHMOND TOWNSH REF OGLEASE 740 3725 200008223		4
BENSON, ROSE M BENSON, WENDELL R	3 3	AMEN I	200901668 Mar 2, 2009		1 RICHMOND TOWNSH REF OGLEASE 740 3725 200008223		4
BENSON, ROSE M EAST RESOURCES INC	3 3	AMEN D	200901668 Mar 2, 2009		1 RICHMOND TOWNSH REF OGLEASE 740 3725 200008223		4
BENSON, WENDELL R BENSON, WENDELL R	3 3	AMEN I	200901668 Mar 2, 2009		1 RICHMOND TOWNSH REF OGLEASE 740 3725 200008223		4
BENSON, ROSE BENSON, WENDELL R	3 3	AMEN I	200901669 Mar 2, 2009		1 RICHMOND TOWNSH REF OGLEASE 740 3720 200008222		4
BENSON, WENDELL R EAST RESOURCES INC	3 3	AMEN D	200901669 Mar 2, 2009		1 RICHMOND TOWNSH REF OGLEASE 740 3720 200008222		4
BENSON, WENDELL R BENSON, WENDELL R	3 3	AMEN I	200901669 Mar 2, 2009		1 RICHMOND TOWNSH REF OGLEASE 740 3720 200008222		4
BENSON, ROSE EAST RESOURCES INC	3 3	AMEN D	200901669 Mar 2, 2009		1 RICHMOND TOWNSH REF OGLEASE 740 3720 200008222		4
BENSON, ROSE EAST RESOURCES INC	2 1	ROW D	201007965 Jul 6, 2010		1 CHARLESTON TWP		5
BENSON, WENDELL EAST RESOURCES INC	2 1	ROW D	201007965 Jul 6, 2010		1 CHARLESTON TWP		5
BENSON, WENDELL R BRODRICK, ROBERT M	2 1	SAT D	201011239 Sep 21, 2010		1 RICHMOND TOWNSH REF MORT 768 6713 200609967		3
BENSON, ROSE BRODRICK, ROBERT M	2 1	SAT D	201011239 Sep 21, 2010		1 RICHMOND TOWNSH REF MORT 768 6713 200609967		3
BENSON, ROSE EAST RESOURCES MANAGEMENT LLC	1 39	DECL I	201012397 Oct 15, 2010		1 CHARLESTON TWP DECLARATION OF POOLING AND UNITI		5
BENSON, WENDELL EAST RESOURCES MANAGEMENT LLC	1 39	DECL I	201012397 Oct 15, 2010		1 CHARLESTON TWP DECLARATION OF POOLING AND UNITI		5
BENSON, ROSE M EAST RESOURCES MANAGEMENT LLC	1 39	DECL I	201012397 Oct 15, 2010		1 CHARLESTON TWP DECLARATION OF POOLING AND UNITI		5
BENSON, ROSE M EAST RESOURCES MANAGEMENT LLC	1 25	DECL I	201014619 Dec 9, 2010		1 RICHMOND TOWNSH DECLARATION OF POOLING AND UNITI		5
BENSON, WENDELL R EAST RESOURCES MANAGEMENT LLC	1 25	DECL I	201014619 Dec 9, 2010		1 RICHMOND TOWNSH DECLARATION OF POOLING AND UNITI		5
BENSON, ROSE EQT GATHERING OF PENNSYLVANIA LLC	3 3	DECL I	201102281 Feb 25, 2011		1 CHARLESTON TWP REF DEED 344 422 197102471		3
BENSON, WENDELL EQT GATHERING OF PENNSYLVANIA LLC	1 3	DECL I	201102281 Feb 25, 2011		1 CHARLESTON TWP REF DEED 344 422 197102471		3
BENSON, ROSE EQT GATHERING OF PENNSYLVANIA LLC	3 3	DECL I	201102545 Mar 4, 2011		1 CHARLESTON TWP REF DEED 344 422 197102471		3
BENSON, WENDELL EQT GATHERING OF PENNSYLVANIA LLC	1 3	DECL I	201102545 Mar 4, 2011		1 CHARLESTON TWP REF DEED 344 422 197102471		3
BENSON, WENDELL EQT GATHERING OF PENNSYLVANIA LLC	2 1	ROW D	201103266 Mar 22, 2011		1 CHARLESTON TWP		4
BENSON, ROSE EQT GATHERING OF PENNSYLVANIA LLC	2 1	ROW D	201103266 Mar 22, 2011		1 CHARLESTON TWP		4
BENSON, ROSE M SWEPI LP	1 39	DECL I	201105698 May 18, 2011		1 RICHMOND TOWNSH DECLARATION OF POOLING AND UNITI		5
BENSON, WENDELL R SWEPI LP	1 39	DECL I	201105698 May 18, 2011		1 RICHMOND TOWNSH DECLARATION OF POOLING AND UNITI		5
BENSON, ROSE M SWEPI LP	1 51	DECL I	201107253 Jun 28, 2011		1 RICHMOND TOWNSH DECLARATION OF POOLING AND UNITI		6
BENSON, WENDELL R SWEPI LP	1 51	DECL I	201107253 Jun 28, 2011		1 RICHMOND TOWNSH DECLARATION OF POOLING AND UNITI		6

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BENSON, ROSE EAST RESOURCES INC	2	1	D NTASSESS	201109038 Aug 16, 2011	1	CHARLESTON TWP REF ROW 201007965	2	
BENSON, WENDELL EAST RESOURCES INC	1	1	D NTASSESS	201109038 Aug 16, 2011	1	CHARLESTON TWP REF ROW 201007965	2	
BENSON, WENDELL R SWEPI LP	2	1	D ROW	201207419 Jul 20, 2012	1	RICHMOND TOWNSH	8	
BENSON, ROSE M SWEPI LP	2	1	D ROW	201207419 Jul 20, 2012	1	RICHMOND TOWNSH	8	
BENSON, ROSE M SWEPI LP	2	1	D ROW	201207420 Jul 20, 2012	1	RICHMOND TOWNSH	8	
BENSON, WENDELL R SWEPI LP	2	1	D ROW	201207420 Jul 20, 2012	1	RICHMOND TOWNSH	8	
BENSON, ROSE M SWEPI LP	2	1	D ROW	201207421 Jul 20, 2012	1	RICHMOND TOWNSH	8	
BENSON, WENDELL R SWEPI LP	2	1	D ROW	201207421 Jul 20, 2012	1	RICHMOND TOWNSH	8	
BENSON, WENDELL R SWEPI LP	2	1	D ROW	201207422 Jul 20, 2012	1	RICHMOND TOWNSH	8	
BENSON, ROSE M SWEPI LP	2	1	D ROW	201207422 Jul 20, 2012	1	RICHMOND TOWNSH	8	
BENSON, ROSE M PENNSYLVANIA ELECTRIC COMPANY	2	1	D EASE	201208696 Aug 27, 2012	1	RICHMOND TOWNSH	3	
BENSON, WENDELL R PENNSYLVANIA ELECTRIC COMPANY	2	1	D EASE	201208696 Aug 27, 2012	1	RICHMOND TOWNSH	3	
BENSON, WENDELL TIOGA COUNTY	1	2	I BREACH	201309513 Oct 21, 2013	1	RICHMOND TOWNSH REF CLEAN 2 71 199000627	2	
BENSON, ROSE TIOGA COUNTY	1	2	I BREACH	201309513 Oct 21, 2013	1	RICHMOND TOWNSH REF CLEAN 2 71 199000627	2	
BENSON, WENDELL R TIOGA COUNTY	3	1	D CLEANT	201401352 Feb 21, 2014	1	RICHMOND TOWNSH REF CLEAN 1 936 199000525	3	
BENSON, WENDELL R TIOGA COUNTY	3	1	D CLEANT	201401352 Feb 21, 2014	1	RICHMOND TOWNSH REF CLEAN 1 936 199000525	3	
BENSON, ROSE M TIOGA COUNTY	3	1	D CLEANT	201401352 Feb 21, 2014	1	RICHMOND TOWNSH REF CLEAN 1 936 199000525	3	
BENSON, ROSE M ROBINSON, WILLIAM E	2	1	D SAT	201404834 Jul 1, 2014	1	RICHMOND TOWNSH REF MORT 695 681 199705863	3	
BENSON, WENDELL R ROBINSON, WILLIAM E	2	1	D SAT	201404834 Jul 1, 2014	1	RICHMOND TOWNSH REF MORT 695 681 199705863	3	
BENSON, WENDELL R BENSON, WENDELL R	3	4	D MAPS	201407363 Sep 19, 2014	1	RICHMOND TOWNSH	1	
BENSON, ROSE BENSON, WENDELL R	3	4	D MAPS	201407363 Sep 19, 2014	1	RICHMOND TOWNSH	1	
BENSON, WENDELL R BENSON, WENDELL R	3	4	I MAPS	201407363 Sep 19, 2014	1	RICHMOND TOWNSH	1	
BENSON, ROSE BENSON, WENDELL R	3	4	I MAPS	201407363 Sep 19, 2014	1	RICHMOND TOWNSH	1	
BENSON, WENDELL BENSON, WENDELL	2	3	D MAPS	201502010 Mar 2, 2015	1	CHARLESTON TWP	1	
BENSON, ROSE BENSON, WENDELL	2	3	D MAPS	201502010 Mar 2, 2015	1	CHARLESTON TWP	1	
BENSON, ROSE BENSON, WENDELL	2	3	I MAPS	201502010 Mar 2, 2015	1	CHARLESTON TWP	1	
BENSON, WENDELL BENSON, WENDELL	2	3	I MAPS	201502010 Mar 2, 2015	1	CHARLESTON TWP	1	
BENSON, ROSE BENSON, WENDELL	2	3	I MAPS	201506962 Jul 29, 2015	1	CHARLESTON TWP	1	
BENSON, ROSE BENSON, WENDELL	2	3	D MAPS	201506962 Jul 29, 2015	1	CHARLESTON TWP	1	
BENSON, WENDELL BENSON, WENDELL	2	3	I MAPS	201506962 Jul 29, 2015	1	CHARLESTON TWP	1	
BENSON, WENDELL BENSON, WENDELL	2	3	D MAPS	201506962 Jul 29, 2015	1	CHARLESTON TWP	1	
BENSON, WENDELL MACKAY, JAMES T	2	2	D DEED	201509168 Sep 30, 2015	1	CHARLESTON TWP	5	
BENSON, ROSE MACKAY, JAMES T	2	2	D DEED	201509168 Sep 30, 2015	1	CHARLESTON TWP	5	

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BENSON, WENDELL R ROBINSON, WILLIAM	2	3	MAPS	D 201510595 Nov 9, 2015		1	RICHMOND TOWNSH	1
BENSON, WENDELL R ROBINSON, WILLIAM	2	3	MAPS	I 201510595 Nov 9, 2015		1	RICHMOND TOWNSH	1
BENSON, ROSE TIOGA COUNTY	2	1	AMEN	D 201603131 Apr 8, 2016		1	CHARLESTON TWP REF CLEAN 2 69 199000626	3
BENSON, WENDELL R TIOGA COUNTY	2	1	AMEN	D 201603131 Apr 8, 2016		1	CHARLESTON TWP REF CLEAN 2 69 199000626	3
BENSON, ROSE TIOGA COUNTY	1	2	BREACH	I 201603603 Apr 21, 2016		1	CHARLESTON TWP REF CLEAN 2 69 199000626	2
BENSON, WENDELL TIOGA COUNTY	1	2	BREACH	I 201603603 Apr 21, 2016		1	CHARLESTON TWP REF CLEAN 2 69 199000626	2
BENSON, ROSE M ROBINSON, WILLIAM E	2	1	DEED	D 201606525 Jul 21, 2016		1	RICHMOND TOWNSH	4
BENSON, WENDELL R ROBINSON, WILLIAM E	2	1	DEED	D 201606525 Jul 21, 2016		1	RICHMOND TOWNSH	4
BENSON, ROSE M ROBINSON, WILLIAM E	2	1	DEED	D 201606526 Jul 21, 2016		1	RICHMOND TOWNSH	4
BENSON, WENDELL R ROBINSON, WILLIAM E	2	1	DEED	D 201606526 Jul 21, 2016		1	RICHMOND TOWNSH	4
BENSON, ROSE BENSON, WENDELL R	2	3	MAPS	I 201801305 Feb 8, 2018		1	RICHMOND TOWNSH	1
BENSON, WENDELL R BENSON, WENDELL R	2	3	MAPS	D 201801305 Feb 8, 2018		1	RICHMOND TOWNSH	1
BENSON, WENDELL R BENSON, WENDELL R	2	3	MAPS	I 201801305 Feb 8, 2018		1	RICHMOND TOWNSH	1
BENSON, ROSE BENSON, WENDELL R	2	3	MAPS	D 201801305 Feb 8, 2018		1	RICHMOND TOWNSH	1
BENSON, WENDELL R HARDING, KELLY D	2	2	DEED	D 201801788 Feb 26, 2018		1	RICHMOND TOWNSH	3
BENSON, ROSE M HARDING, KELLY D	2	2	DEED	D 201801788 Feb 26, 2018		1	RICHMOND TOWNSH	3
BENSON, WENDELL R BARR, NATHAN K	2	2	DEED	D 201809929 Nov 9, 2018		1	RICHMOND TOWNSH	3
BENSON, ROSE BARR, NATHAN K	2	2	DEED	D 201809929 Nov 9, 2018		1	RICHMOND TOWNSH	3
BENSON, ROSE M SWEPI LP	1	2	SUR	I 201810449 Nov 30, 2018		1	RICHMOND TOWNSH REF OGLEASE 740 3715 200008221	2
BENSON, WENDELL R SWEPI LP	1	2	SUR	I 201810449 Nov 30, 2018		1	RICHMOND TOWNSH REF OGLEASE 740 3715 200008221	2
BENSON, ROSE PATTERSON, HOWARD J	2	1	DEED	D 201900224 Jan 10, 2019		1	RICHMOND TOWNSH	4
BENSON, WENDELL R PATTERSON, HOWARD J	2	1	DEED	D 201900224 Jan 10, 2019		1	RICHMOND TOWNSH	4
BENSON, WENDELL BENSON, WENDELL	1	2	MAPS	D 201900997 Feb 11, 2019		1	RICHMOND TOWNSH	1
BENSON, WENDELL BENSON, WENDELL	1	2	MAPS	I 201900997 Feb 11, 2019		1	RICHMOND TOWNSH	1
BENSON, ROSE M HARDING, KELLY D	2	2	DEED	D 201902084 Mar 22, 2019		1	RICHMOND TOWNSH	3
BENSON, WENDELL R HARDING, KELLY D	2	2	DEED	D 201902084 Mar 22, 2019		1	RICHMOND TOWNSH	3
BENSON, WENDELL R GRANO, RICHARD S	2	2	DEED	D 201902463 Apr 5, 2019		1	RICHMOND TOWNSH	4
BENSON, ROSE GRANO, RICHARD S	2	2	DEED	D 201902463 Apr 5, 2019		1	RICHMOND TOWNSH	4
BENSON, WENDELL BRUEILLY, TIMOTHY R	3	4	MAPS	D 201905841 Aug 9, 2019		1	RICHMOND TOWNSH	1
BENSON, WENDELL BRUEILLY, TIMOTHY R	3	4	MAPS	I 201905841 Aug 9, 2019		1	RICHMOND TOWNSH	1
BENSON, WENDELL R BRUEILLY, TIMOTHY R	2	2	DEED	D 201907864 Oct 22, 2019		1	RICHMOND TOWNSH	3
BENSON, ROSE M BRUEILLY, TIMOTHY R	2	2	DEED	D 201907864 Oct 22, 2019		1	RICHMOND TOWNSH	3
BENSON, WENDALL R TOWNSHIP OF RICHMOND	3	2	DEED	D 202001885 Mar 16, 2020		1	RICHMOND TOWNSH	5

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BENSON, ROSE TOWNSHIP OF RICHMOND	3	2	DEED	202001885 Mar 16, 2020		1	RICHMOND TOWNSH	5
BENSON, WENDELL R TOWNSHIP OF RICHMOND	3	2	DEED	202001885 Mar 16, 2020		1	RICHMOND TOWNSH	5
BENSON, WENDELL R BENSON, WENDELL R	1	2	MAPS	202003716 Jun 9, 2020		1	RICHMOND TOWNSH	1
BENSON, WENDELL R BENSON, WENDELL R	1	2	MAPS	202003716 Jun 9, 2020		1	RICHMOND TOWNSH	1
BENSON, WENDELL R LARES, EDWARD	1	2	DEED	202004648 Jul 10, 2020		1	RICHMOND TOWNSH	3
BENSON, WENDELL R LARES, EDWARD	1	2	DEEDCOR	202005552 Aug 12, 2020		1	RICHMOND TOWNSH	5
BENSON, WENDELL BENSON, WENDELL	1	2	MAPS	202007319 Oct 6, 2020		1	CHARLESTON TWP	1
BENSON, WENDELL BENSON, WENDELL	1	2	MAPS	202007319 Oct 6, 2020		1	CHARLESTON TWP	1
BENSON, WENDELL HARDING, KELLY D	2	3	MAPS	202009414 Dec 11, 2020		1	RICHMOND TOWNSH	1
BENSON, WENDELL HARDING, KELLY D	2	3	MAPS	202009414 Dec 11, 2020		1	RICHMOND TOWNSH	1
BENSON, WENDELL HARDING, KELLY D	2	2	DEED	202101667 Feb 25, 2021		1	RICHMOND TOWNSH	4
BENSON, WENDELL R HARDING, KELLY D	2	2	DEED	202101667 Feb 25, 2021		1	RICHMOND TOWNSH	4
BENSON, ROSE NAME NOT REQUIRED	1	0	RW	202102405 Mar 22, 2021		0	5921-0083 / NO MUNICIP	
BENSON, ROSE NAME NOT REQUIRED	1	0	APPR	202102406 Mar 22, 2021		0	5921-0083 / NO MUNICIP	5
BENSON, WENDELL MERINGER, ANTHONY S-JR	3	4	MAPS	202102978 Apr 9, 2021		1	RICHMOND TOWNSH	1
BENSON, WENDELL MERINGER, ANTHONY S-JR	3	4	MAPS	202102978 Apr 9, 2021		1	RICHMOND TOWNSH	1
BENSON, WENDELL MACKAY, JAMES T	1	2	DEED	202103575 Apr 30, 2021		1	CHARLESTON TWP	5
BENSON, WENDELL R MERINGER, ANTHONY S-JR	1	2	DEED	202104397 May 28, 2021		1	RICHMOND TOWNSH	3
BENSON, ROSE M KISCADDEN, DAVID	2	1	DEED	202111028 Dec 21, 2021		1	RICHMOND TOWNSH	4
BENSON, WENDELL BLUE RIDGE CABLE TECHNOLOGIES INC	1	1	ROW	202309007 Oct 27, 2023		1	CHARLESTON TWP	3
BENSON, ROSE M RICHMOND TOWNSHIP	2	3	MAPS	202402746 Apr 10, 2024		1	RICHMOND TOWNSH	1
BENSON, WENDELL R RICHMOND TOWNSHIP	2	3	MAPS	202402746 Apr 10, 2024		1	RICHMOND TOWNSH	1
BENSON, ROSE M BENSON, WENDELL R	2	3	MAPS	202402746 Apr 10, 2024		1	RICHMOND TOWNSH	1
BENSON, WENDELL R BENSON, WENDELL R	2	3	MAPS	202402746 Apr 10, 2024		1	RICHMOND TOWNSH	1
BENSON, WENDELL R BENSON, DENA	1	1	POA	202404111 May 30, 2024		0	NO MUNICIPALITY	8
BENSON, WENDELL RUBERT, AMANDA	1	2	DEED	202405949 Jul 30, 2024		1	CHARLESTON TWP	5
BENSON, WENDELL R MARTIN, GUY R	1	2	DEED	202505730 Jul 1, 2025		1	RICHMOND TOWNSH	3
BENSON, WENDELL R HERBST, JOEL B	1	1	DEED	202506265 Jul 17, 2025		1	RICHMOND TOWNSH	4
BENSON, ROSE M SENECA RESOURCES COMPANY LLC	1	169	DECL	202507802 Sep 4, 2025		2	RICHMOND TOWNSH DESIGNATION OF UNIT BECHTEL 674 N	12
BENSON, WENDELL R SENECA RESOURCES COMPANY LLC	1	169	DECL	202507802 Sep 4, 2025		2	RICHMOND TOWNSH DESIGNATION OF UNIT BECHTEL 674 N	12
BENSON, WENDELL R SENECA RESOURCES COMPANY LLC	1	2	SUR	202507962 Sep 10, 2025		1	RICHMOND TOWNSH REF OGLEASE 776 5407 200803879	2
BENSON, ROSE M SENECA RESOURCES COMPANY LLC	1	2	SUR	202507962 Sep 10, 2025		1	RICHMOND TOWNSH REF OGLEASE 776 5407 200803879	2
BENSON, WENDELL R HERBST, DERRICK	1	1	DEED	202508549 Sep 25, 2025		1	RICHMOND TOWNSH	4

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BENSON, WENDELL R			AKA WEND D	202510560		0	5925-0329 / NO MUNICIPAL	
BENSON, DENA	2	1	RW	Nov 25, 2025				
BENSON, WENDELL RALPH			AKA WEND D	202510560		0	5925-0329 / NO MUNICIPAL	
BENSON, DENA	2	1	RW	Nov 25, 2025				
BENSON, WENDELL R			AKA WEND D	202510561		1	5925-0329 / RICHMOND T	8
BENSON, DENA	2	1	WILL	Nov 25, 2025				
BENSON, WENDELL RALPH			AKA WEND D	202510561		1	5925-0329 / RICHMOND T	8
BENSON, DENA	2	1	WILL	Nov 25, 2025				
BENSON, WENDELL R			AKA WEND D	202511297		0	5925-0329 / NO MUNICIPAL	1
BENSON, DENA	2	1	CERTN	Dec 19, 2025				
BENSON, WENDELL RALPH			AKA WEND D	202511297		0	5925-0329 / NO MUNICIPAL	1
BENSON, DENA	2	1	CERTN	Dec 19, 2025				