

I hereby CERTIFY That this document is
 recorded in the Recorder of Deeds Office
 of Lackawanna County, Pennsylvania.



Evelyn Rafalke Mahedy

Evelyn Rafalke Mahedy
 Recorder of Deeds

21158

Lackawanna County Recorder of Deeds
 Instrument Filing

Receipt# 167652

Instr# 2003-021158 7/03/2003 09:11:25

Remarks: H HAITHA
 JM

DEED	13.00
DEED - WRIT	.50
DEED - RIT STATE	1500.00
RIVERSIDE SD	750.00
MUSIC BOROUGH	750.00
AFFORDABLE HOUSING	13.00
PARCEL ID NUMBER	10.00
J.C.S. / A.T.J.	10.00
CO-IMPROVEMENT FND	2.00
REF: IMPROVMT FUND	3.00
CHECK# CASH/CHECK	\$3,051.50
Total Received	\$3,051.50

M

BK0976PG316

This Deed

Made this 20th day of June, Two Thousand Three (2003).

Between, TIGER RELOCATION COMPANY, (AN AFFILIATE OF AMERICAN BUSINESS CREDIT, INC.), of 111 Presidential Boulevard, Suite 127, Bala Cynwyd, Pennsylvania, hereinafter referred to as Grantor,

A
N
D

MICHAEL HATALA, AND DOMINICK POLICARE, of the Commonwealth of Pennsylvania, hereinafter referred to as Grantees,

Witnesseth, that in consideration of the sum of ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00) and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, their heirs and assigns,

ALL that certain lot, piece or parcel of land, situate, in the Borough of Moosic, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the corner of the South side of Birney Avenue (formerly known as the Scranton and Pittston Road) and the West side of Railroad Street (formerly known as Scott Street); thence along the line of Birney Avenue S. 77° 30' W, 50 feet to a corner; thence along a line S. 12° 20' E, 150 feet to a fifteen (15) foot alley; thence along the line of said alley N 77° 30'E, 50 feet to Railroad Street; thence along the line of said Railroad Street N. 12° 30' W, 150 feet to the place of beginning.

CONTAINING 7500 square feet of land, more or less, the same being known as Lot #1 on Store Hill laid off for the Lackawanna and Susquehanna Coal Company by Fred Harden, January 1871, and now known as Lot #1 in Block 23 of the Pennsylvania Anthracite Coal Company's plot of lots as laid out by C. W. Thompson, Jr.

SUBJECT to the same conditions, exceptions, reservations and restrictions as are contained in prior deeds forming the chain of title.

DK0976P6317

HAZARDOUS WASTE IS NOT BEING DISPOSED OF NOR HAS IT EVER BEEN DISPOSED OF ON THE PROPERTY CONVEYED HEREIN BY THE GRANTORS OR TO THE GRANTORS' KNOWLEDGE.

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

BEING the same premises conveyed to the Grantors herein by deed dated the 23rd day of June, 2000 and recorded on May 13, 2002, in Record Book 668 at page 234, et seq.

And the said Grantor will Warrant Specially the property hereby conveyed.

In Witness Whereof, the Grantor as hereunto set its hand and seal the day and year first above written.

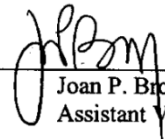
Signed, Sealed and Delivered
in the presence of

TIGER RELOCATION COMPANY, (AN AFFILIATE OF
AMERICAN BUSINESS CREDIT, INC.)

ATTEST:


Jerry Rappaport
Senior Vice President

By:


Joan P. Brodsky
Assistant Vice President

LACKAWANNA COUNTY

CERTIFIED PROPERTY IDENTIFICATION NUMBER

MUNICIPALITY Horseshoe 25

PIN: 17612 020 011

USE: Apco ASSESS VAL 28,000

DATE 7/3/03 AEJ
10.00 CLERK

2 BK0976PG318

STATE OF PENNSYLVANIA)
COUNTY OF MONTGOMERY)S

On this, 26TH day of June, A.D., 2003, before me a Notary Public the undersigned Officer, personally appeared Joan P. Brodsky who acknowledged himself/herself, to be the Assistant Vice President of, TIGER RELOCATION COMPANY, AN AFFILIATE OF AMERICAN BUSINESS CREDIT, INC. and as such having been authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Assistant Vice President.

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



Carol D. White

I HEREBY CERTIFY, that the precise residence of the Grantees is:

12 Penny Saloon (Name of Bar)

Michael Hatala

Dominick Policare
~~ATTORNEY FOR GRANTEEES~~

MICHAEL HATALA

+
DOMINICK POLICARE

} 3501
BIRNEY AVE
MOOSIC, PA.
18507

THE TAX MAP NUMBER TO THIS PROPERTY IS 176.12-020-011

0976P6319