

R-17.00  
D-1.45

# This Indenture

Made the 17 day of November, in the year

Nineteen hundred and eighty-four (1984).

**Between** WILLIAMSPORT NATIONAL BANK, Williamsport, Pennsylvania Administrator, cum testamento annexo and substitute trustee under the Last Will and Testament of JOHN T. NICOLOSI, Deceased, late of the Borough of South Williamsport, County of Lycoming and Commonwealth of Pennsylvania, Grantor and party of the first part,

a n d

CANDACE JACOPETTI, of 113 Redwood Drive, Douglassville, PA and THOMAS J. NICOLOSI, of 602 Brandon Avenue, Williamsport, PA as tenants in common and not as tenants with the right of survivorship Grantees and parties of the second part,

**Whereas**, the said JOHN T. NICOLOSI died on the 31st day of March, 1977, seized in fee of and in a certain messuage or tenement and tract of land hereinafter described; and

WHEREAS, the said John T. Nicolosi left a Last Will and Testament dated November 16, 1972, duly proved and registered with the Register of Wills of Lycoming County on the 26th day of April, 1977, to No. 41-77-0238, by which he appointed Northern Central Bank and Trust Company to be the Executor and Trustee and Guardian of his minor child or children, under said Last Will and Testament aforesaid; and

WHEREAS, on the 26th day of April, 1977, the said Northern Central Bank (formerly Northern Central Bank and Trust Company) renounced its right to act in those capacities in favor of Williamsport National Bank, Williamsport, Pennsylvania; and

WHEREAS, the said Williamsport National Bank, Williamsport, Pennsylvania was appointed Administrator, cum testamento annexo, and substitute trustee, by the Register of Wills of Lycoming County, Pennsylvania on the 28th day of April, 1977; and

WHEREAS, the said appointment was duly advertised in accordance with the Pennsylvania Estates and Fiduciaries Code; and

WHEREAS, JOHN T. NICOLOSI, by his Last Will and Testament provided, inter alia; "I give, devise and bequeath all my estate, both real and personal, to my Trustee hereinafter named, IN TRUST, NEVERTHELESS, to hold, manage, invest and reinvest the same for the following purposes: (a) Income to children while youngest child is under twenty-five (25) . . . (b) Principal payment to children when youngest child reaches twenty-five (25) . . . "; and

WHEREAS, both Candace Jacopetti and Thomas J. Nicolosi, children of the said John T. Nicolosi have attained the age of twenty-five (25) years; and

WHEREAS, all Pennsylvania Inheritance Tax and other applicable estate taxes have been paid; and

WHEREAS, Williamsport National Bank, Administrator, c.t.a. and Substitute Trustee has filed its First and Final Account and Statement of Distribution wherein the within described property is set forth as distributable to Candace Jacopetti and Thomas J. Nicolosi, and said Accounts have been confirmed by the Court of Common Pleas of Lycoming County, Orphans Court Division,

Documentary Tax Pd \$ 1.45

Intangible Tax Pd \$ —

Harold W. Brown, Clerk, Circuit Ct  
Hernando County, Florida

By Swadley NC

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**Note this Indenture Withnesseth,** That the said WILLIAMSPORT  
NATIONAL BANK, Administrator, c.t.a and Substitute Trustee,

*for and in consideration of*  
*the sum of* One (\$1.00) Dollar

*lawful money of the United States, to it well and truly paid by the said*  
Candace Jacopetti and Thomas J. Nicolosi,  
*at and before the sealing and delivery hereof, the receipt whereof is hereby ac-*  
*knowledgeed,* has *granted, bargained, sold, aliened, released and confirmed,*  
*and by these presents* , and by force and virtue of above recited Last  
Will and Testament, does

*grant, bargain, sell, alien, release and confirm unto the said* Candace Jacopetti  
and Thomas J. Nicolosi, as tenants in common and not as tenants with  
the right of survivorship,

ALL THAT CERTAIN piece, parcel and lot of land situate in the County  
of Hernando and State of Florida, to wit:

Lot 7 Block 1558 of Spring Hill Unit Twenty-Two  
a Subdivision according to the Plat thereof, recorded in  
Plat Book 10, page 31-43, of the Public Records of  
Hernando County, Florida.

BEING the same premises conveyed to John T. Nicolosi, c/o Williams-  
port National Bank, by deed of the Deltona Corporation dated  
February 23, 1979 and recorded in the official records of the County  
of Hernando, State of Florida in Book 437 at page 1212.

FILED FOR RECORD  
HAROLD W. BROWN, CLERK  
HERNANDO COUNTY, FLA.  
84 NOV 13 AM 11 50

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**Together** with all and singular

ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever,

in law, equity, or otherwise howsoever, of, in, to, or out of the same:

**To have and to hold** the said land and buildings

hereditaments and premises hereby granted and  
, or mentioned and intended so to be, with the appurtenances, unto the said  
CANDACE JACOPETTI and THOMAS J. NICOLOSI, as tenants in common and  
not as tenants with the right of survivorship, their heirs

and assigns, to and for the only proper use and behoof of the said  
CANDACE JACOPETTI and THOMAS J. NICOLOSI, as tenants in common and  
not as tenants with the right of survivorship, their heirs  
and assigns forever.

And the said Williamsport National Bank, Administrator, c.t.a. of  
the Estate of John T. Nicolosi and Substitute Trustee, does hereby

covenant, promise and agree, to and with the said  
CANDACE JACOPETTI and THOMAS J. NICOLOSI, their heirs

and assigns,  
that it the said WILLIAMSPORT NATIONAL BANK, Administrator,  
c.t.a., of the Estate of John T. Nicolosi and Substitute Trustee,

has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, are, shall, or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

**In Witness Whereof,** the said Williamsport National Bank, Administrator, c.t.a. and Substitute Trustee of the Estate of John T. Nicolosi, Deceased  
has caused these presents to be signed by its Trust Officer and witnessed by its  
Cashier the day and year first above written.

**Signed, Sealed and Delivered**  
In the Presence of

*Charles J. Lippert*  
Cashier

WILLIAMSPORT NATIONAL BANK,  
Administrator, c.t.a., and  
Substitute Trustee of the  
state of John T. Nicolosi, Deceased

By: *Fred A. Foulkrod*  
Fred A. Foulkrod, Trust Officer

# Commonwealth of Pennsylvania

County of Lycoming

On this, the 6th day of November 1984, before me a Notary Public the undersigned officer, personally appeared Fred A. Foulkrod, Trust Officer, of the Williamsport National Bank, Administrator, c.t.a. and substitute trustee under the Last Will and Testament of John T. Nicolosi, Deceased, and as such, being authorized to execute this Deed, and

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

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

MY COMMISSION EXPIRES

*Linda K. Kacheries*

LINDA K. KACHERIES Notary Public  
Williamsport, Lycoming Co., Pa.  
My Commission Expires Dec. 16, 1984

I Hereby Certify, that the precise address of the grantee herein is

Candace Jacopetti and Thomas J. Nicolosi  
113 Redwood Drive 602 Brandon Avenue  
Douglassville, PA 19518 Williamsport, PA 17701



WILLIAMSPORT NATIONAL BANK,  
Administrator, c.t.a. and  
Substitute Trustee of the  
Estate of JOHN T. NICOLOSI,  
Deceased

TO

CANDACE JACOPETTI and  
THOMAS J. NICOLOSI

Dated, November 6, 1984

*Mail to  
Anderson Nat'l Bank  
329 Pine Street  
Williamsport Pa. 17701*

ANDERSON & MATHERS

ATTORNEYS AT LAW

416 PINE STREET

WILLIAMSPORT, PENNSYLVANIA 17701

# Commonwealth of Pennsylvania

County of \_\_\_\_\_

Recorded on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19 \_\_\_\_\_

in the Recorder's Office of said County  
in DEED Book \_\_\_\_\_ Vol. \_\_\_\_\_ PAGE \_\_\_\_\_

Given under my hand and seal of the said office  
the date above written.

O. R. 564 PG 0033

RECORDER