

02-1573-CD  
IN RE: CENTRAL INTERMEDIATE UNIT NO. 10

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

IN RE: Petition of :  
CENTRAL INTERMEDIATE UNIT :  
NO. 10, : No. 02 - 1573 - C.D.  
Petitioner :

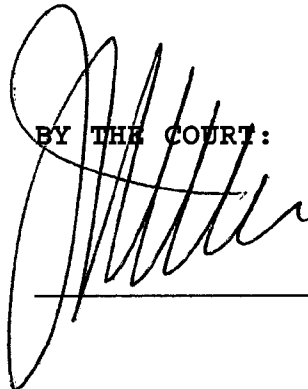
**ORDER**

AND NOW, to-wit, this 10<sup>th</sup> day of October, 2002, upon consideration of the Petition for Approval of Land Sale to Private Party filed on behalf of Central Intermediate Unit No. 10, it is hereby **ORDERED, ADJUDGED, and DECREED** as follows:

The CIU shall place public notices as provided for in Section 707(1).

A hearing on the proposed transfer is scheduled for 8<sup>th</sup> day of November, 2002, at 3:00 o'clock P.m., in Courtroom Number 1, Clearfield County Courthouse, Clearfield, Pennsylvania 16830.

BY THE COURT:



J.

FILED

OCT 10 2002

William A. Shaw  
Prothonotary

FILED  
2002 OCT 10  
2:25 PM  
Atty  
J

William A. Shaw  
Prothonotary

IN RE: Petition of : IN THE COURT OF COMMON PLEAS OF  
CENTRAL INTERMEDIATE UNIT : CLEARFIELD COUNTY, PENNSYLVANIA  
NO. 10, : CIVIL ACTION - LAW  
Petitioner :  
: No. 02 - 1573 C.D.  
:  
:  
: PETITION FOR APPROVAL OF  
: LAND SALE TO PRIVATE PARTY  
:  
:  
: Filed on behalf of Petitioner,  
: Central Intermediate Unit #10  
:  
: COUNSEL OF RECORD FOR PARTY:  
:  
: Scott C. Etter, Esquire  
: I.D. #72789  
:  
: MILLER, KISTLER, CAMPBELL,  
: MILLER, WILLIAMS & BENSON, INC.  
: 720 South Atherton Street  
: State College, PA 16801  
: (814) 234-1500

FILED

OCT 09 2002

William A. Shaw  
Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

IN RE: Petition of :  
 :  
CENTRAL INTERMEDIATE UNIT :  
NO. 10, : No. - - C.D.  
Petitioner :

**PETITION FOR APPROVAL OF**  
**LAND SALE TO PRIVATE PARTY**

**NOW COMES** Central Intermediate Unit No. 10 ("CIU") and pursuant to Section 707(3) of the Public School Code of 1949, as amended, 24 P.S. § 101 et seq. ("School Code"), files the instant Petition, whereof the following is a statement:

1. The CIU is an intermediate unit organized and existing under and pursuant to the Section 951 et seq. of the School Code.

2. The CIU is located in West Decatur, Clearfield Township.

3. The CIU property is irregularly shaped, and certain unimproved portions thereof are somewhat distant from the improved portions thereof and of little utility to the CIU. A true and correct copy of the survey is attached hereto as Exhibit "A".

4. Delbert J. and Judy K. Wisor ("Wisors") are adjoining landowners.

5. The Wisors are in the process of developing the adjoining property for private residential use.

6. Certain portions of the Wisor property are unsuited for development for private residential use.

7. Those portions of the Wisor property which are unsuited for private residential development are in the vicinity of the improved portions of the CIU property, and could be useful to the CIU.

8. The unimproved portions of the CIU property which are of little utility to the CIU could be developed for private residential use and are, thereof, of some utility to the Wisors.

9. Several months ago, the Wisors approached the CIU administrative staff and proposed a land swap, i.e. an even exchange of the aforementioned properties. A true and correct copy of the survey depicting the lands involved in the proposed swap is attached hereto as Exhibit "B".

10. The CIU administrative staff discussed the proposed exchange with the Board of Directors, and after deliberation, the Board authorized the administration to proceed.

11. A condition placed upon the approval was that the Wisors agree to pay the costs of the transfer.

12. The Wisors have agreed to the condition.

13. The parties have completed the subdivision process, and the plan has been approved by all necessary governmental authorities. A true and correct copy of the subdivision plan is attached hereto as Exhibit "C".

14. Deeds have been prepared, and are ready for execution by the parties. True and correct copies of the Deeds are attached hereto and collectively marked as Exhibit "D".

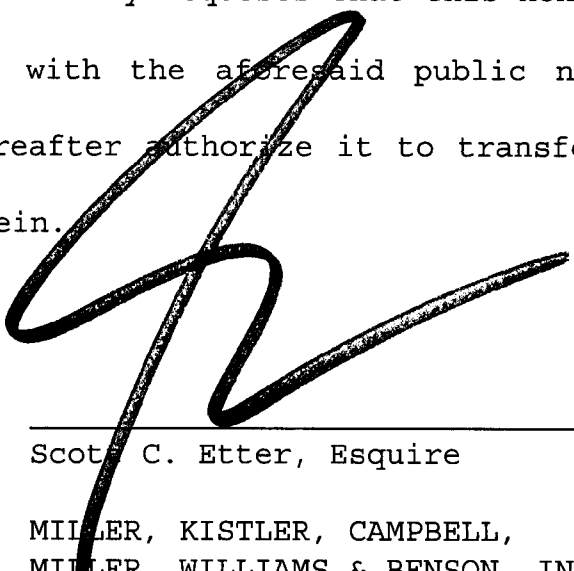
15. Attached hereto and collectively marked as Exhibit "E" are the affidavits required by Section 707(3).

16. In compliance with Section 707(1), the CIU is prepared to place the legal advertisement attached hereto as Exhibit "F" in the Clearfield Progress once a week for three successive weeks prior to the transfer.

17. In compliance with Section 707(1), the CIU is also prepared to place handbills attached hereto as Exhibit "G" on the property and at five other conspicuous places in the vicinity of the property prior to the transfer.

18. The CIU believes and therefore avers that the proposed transfer is in its best interests, and that the terms and conditions thereof are not averse to the public interest.

**WHEREFORE**, the CIU respectfully requests that this Honorable Court direct it to proceed with the aforesaid public notice, schedule a hearing, and thereafter authorize it to transfer its property as contemplated herein.



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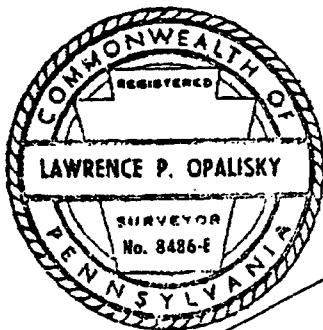
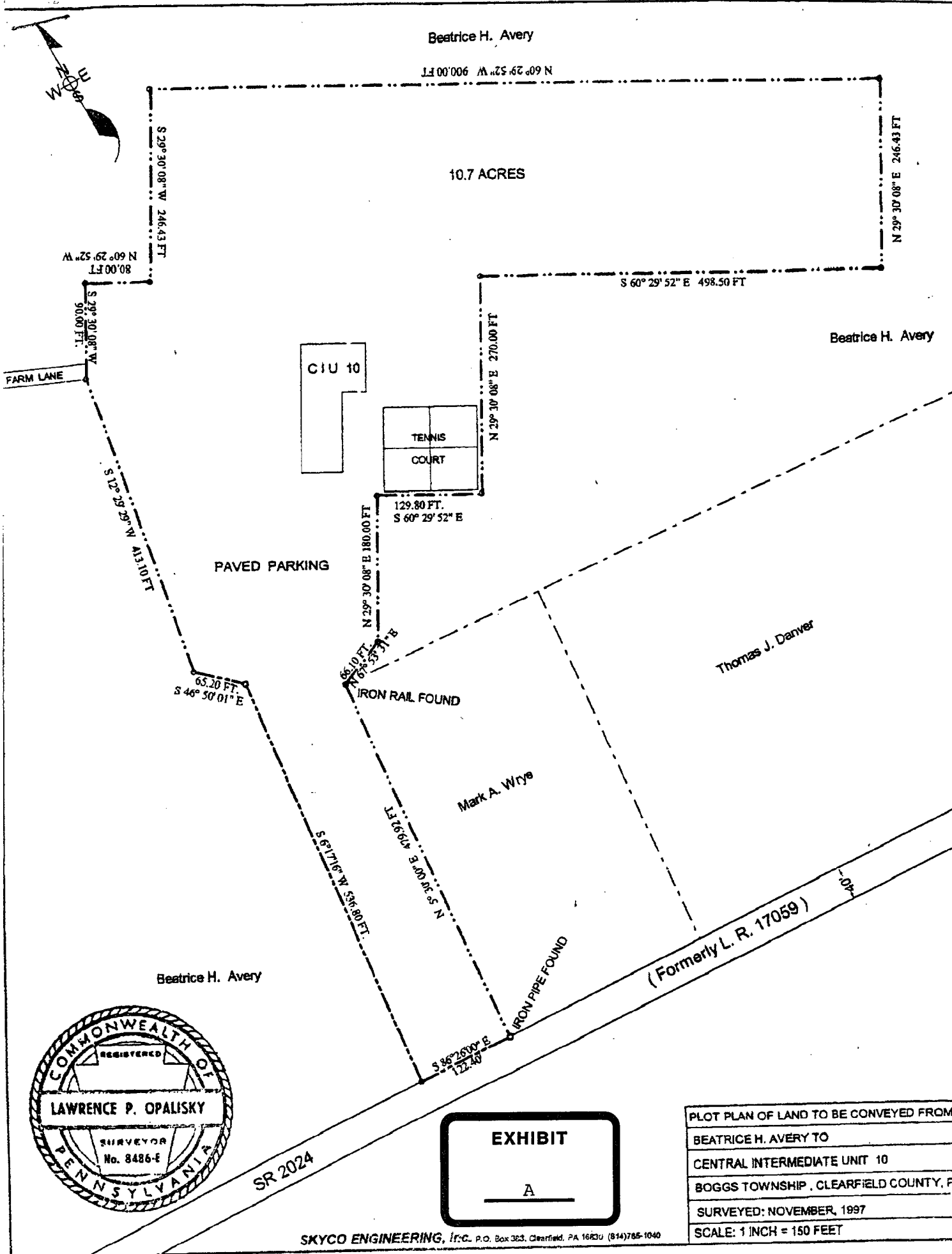
Scott C. Etter, Esquire

MILLER, KISTLER, CAMPBELL,  
MILLER, WILLIAMS & BENSON, INC.  
720 South Atherton Street  
State College, PA 16801  
(814) 234-1500

Solicitors for Petitioner

Date: October 8, 2002





**EXHIBIT**  
          A          

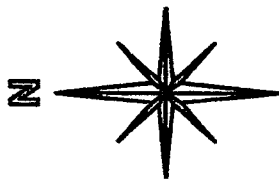
PLOT PLAN OF LAND TO BE CONVEYED FROM BEATRICE H. AVERY TO CENTRAL INTERMEDIATE UNIT 10 BOGGS TOWNSHIP, CLEARFIELD COUNTY, PA SURVEYED: NOVEMBER, 1997 SCALE: 1 INCH = 150 FEET
--

SKYCO ENGINEERING, Inc., P.O. Box 383, Clearfield, PA 16830 (814)785-1040

NOW OR FORMERLY HARBISON-WALKER REF. CO.

PLOT PLAN SHOWING PARCELS TO BE CONVEYED BETWEEN  
DALE WISOR AND CENTRAL INTERMEDIATE UNIT 10  
BOGGS TOWNSHIP, CLEARFIELD COUNTY, PENNA.

SCALE: 1 INCH = 150 FEET



LOT 49 LOT 53

CIU TO WISOR  
1.939 A

S 29° 30' 08" W  
246.43 FT

N 29° 30' 08" E  
246.43 FT

S 60° 29' 52" E  
343.56 FT

WISOR TO CIU  
149.16 FT.  
S 60° 29' 52" E  
270.00 FT

N 29° 30' 08" E  
348.77 FT

1.939 A

N 29° 30' 08" E  
129.80 FT.  
S 60° 29' 52" E

N 29° 30' 08" E  
180.00 FT

N 67° 53' 31" E  
66.10 FT.

N 85° 30' 00" W  
360.27 FT.

IRON RAIL FOUND

PAVED PARKING

Thomas J. Danver

Mark A. Wrye

EXHIBIT

B

T-579

seal of the said office on the date above written.

RECORDER

IEW

S WILL BE REQUIRED  
N

BOGGS TOWNSHIP SUPERVISORS

CHAIRMAN [Signature] DATE 7/8/02

SECRETARY [Signature] DATE 7-8-02

CLEARFIELD COUNTY PLANNING COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

VICE CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

E UNIT 10  
N., 16878

N., 16878

CERTIFICATION OF OWNERSHIP

On this the 4 day of JUNE, 2002 before me, the undersigned

officer, personally appeared NANCY L. ROBBINS, CENTRAL I.U.  
Owner name(s)

DELBERT J. WISOR

CERTIFICATION:

CERTIFY THAT THE SURVEY  
SHOWN AND DESCRIBED  
IS TRUE AND CORRECT  
DATE, OF June 20 02

[Signature]

who, being duly sworn according to law, depose and say that they  
are the owners and / or equitable owners of the property shown on  
this plan, and that they acknowledge the same to be their act and  
plan, and desire the same to be recorded as such, according to law.

NOTARY PUBLIC [Signature]

MY COMMISSION EXPIRES July 10, 2005

OWNER(S) [Signature]

REVISED

Notarial Seal  
Lora J. Storck, Notary Public  
Boggs Twp., Clearfield County  
My Commission Expires July 10, 2005  
Member, Pennsylvania Association of Notaries

EXHIBIT

C

[Above space for recording]

# **D E E D**

**MADE** the \_\_\_\_ day of \_\_\_\_\_ in the year two thousand two (2002).

**BETWEEN:**

**DELBERT J. WISOR and JUDY K. WISOR**, husband and wife, of West Decatur, Clearfield County, Pennsylvania, parties of the first part, **GRANTORS**,

- A N D -

**CENTRAL INTERMEDIATE UNIT NO. 10**, of West Decatur, Clearfield County, Pennsylvania, party of the second part, **GRANTEE**.

**WITNESSETH**, That in consideration of **ONE and NO/100 DOLLAR** (U.S. \$1.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee,

**ALL** that certain tract of land situate, lying and being in the Township of Boggs, County of Clearfield, and State of Pennsylvania, bounded and described as follows, to-wit:

**EXHIBIT**

D

**BEGINNING** at an iron rail, said iron rail being the northwest corner of land of Mark A. Wyre, and said iron rail being the southwest corner of the land herein described; thence along the line of other land of Delbert J. Wisor and Judy K. Wisor North 67 degrees 53 minutes 31 seconds East 66.10 feet to a point; thence by same North 29 degrees 30 minutes 08 seconds East 180.00 feet to a point; thence by same South 60 degrees 29 minutes 52 seconds East 129.80 feet to a point; thence by same North 29 degrees 30 minutes 08 seconds East 270.00 feet to a point; thence by same South 60 degrees 29 minutes 52 seconds East 155.75 feet to an iron pin; thence through residue of land of Delbert J. Wisor and Judy K. Wisor South 29 degrees 30 minutes 08 seconds West 349.60 feet to an iron pin; thence along the line of land of Thomas Danver and Mark A. Wrye North 85 degrees 30 minutes 00 seconds West 360.27 feet to an iron rail and the place of beginning.

**CONTAINING** 1.939 acres.

**BEING** all of Lot Four of the Central Intermediate Unit 10 - Delbert J. Wisor Subdivision.

**BEING** the same premises which became vested in Delbert J. Wisor and Judy K. Wisor, husband and wife, Grantors herein, by Deed of Beatrice H. Avery dated January 31, 2000, and recorded in Clearfield County Record Book \_\_\_\_\_ at page \_\_\_\_\_.

**UNDER AND SUBJECT, NEVERTHELESS,** to all easements, covenants and restrictions of record.

# NOTICE

In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966," I/we, the undersigned grantee/grantees, hereby certify that I/we know and understand that I/we 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 with the owners of the economic interest in the coal. I/we further certify that this certification is in a color contrasting with that in the deed proper and is printed in twelve point type preceded by the word "notice" printed in twenty-four point type.

Witness:

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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. (This Notice is set forth pursuant to Act No. 255, approved September 10, 1965, as amended).

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.

Sealed and delivered in the presence of

\_\_\_\_\_  
Delbert J. Wisor (SEAL)

\_\_\_\_\_  
Judy K. Wisor (SEAL)

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF CLEARFIELD )

On this, the \_\_\_\_ day of \_\_\_\_\_, 2002, before me a Notary Public, the undersigned officer, personally appeared DELBERT J. WISOR and JUDY K. WISOR, 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.

\_\_\_\_\_  
My Commission Expires:

**CERTIFICATE OF RESIDENCE**

I hereby certify that the precise residence of the Grantee herein is as follows:

R.D. #1, Box 374  
West Decatur, PA 16878-9757

---

Attorney or Agent for Grantee

SCOTT C. ETTER, ESQUIRE  
LAW OFFICES OF  
MILLER, KISTLER, CAMPBELL, MILLER, & WILLIAMS & BENSON, INC.  
A PROFESSIONAL CORPORATION  
720 SOUTH ATHERTON STREET  
STATE COLLEGE, PA 16801



[Above space for recording]

# **DEED**

**MADE** the \_\_\_\_ day of \_\_\_\_\_ in the year two thousand two (2002).

**BETWEEN:**

**CENTRAL INTERMEDIATE UNIT NO. 10**, of West Decatur, Clearfield County, Pennsylvania, party of the first part, **GRANTOR**,

**- A N D -**

**DELBERT J. WISOR and JUDY K. WISOR**, husband and wife, of West Decatur, Clearfield County, Pennsylvania, parties of the second part, **GRANTEES**,

**WITNESSETH**, That in consideration of **ONE and NO/100 DOLLAR** (U.S. \$1.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees,

**ALL** that certain tract of land situate, lying and being in the Township of Boggs, County of Clearfield, and State of Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at an iron pin on the east line of land of Central Intermediate Unit No. 10, said iron pin being the southwest corner of the land herein described; thence along the line of other land of Central Intermediate Unit No. 10 South 60 degrees 29 minutes 52 seconds East 342.75 feet to an iron pin; thence by same North 29 degrees 30 minutes 08 seconds East 246.43 feet to an iron pin; thence by same North 60 degrees 29 minutes 52 seconds West 342.75 feet to an iron pin; thence through residue of land of Central Intermediate Unit No. 10 South 29 degrees 30 minutes 08 seconds West 246.43 feet to an iron pin and the place of beginning.

**CONTAINING** 1.939 acres.

**BEING** all of Lot Two of the Central Intermediate Unit 10 - Delbert J. Wisor Subdivision.

“As of the date of the recording of this instrument, the property/subdivision described herein is and shall be dedicated for the express purpose of *side yard addition use*. No portion of Lot No. Two of this property/subdivision are approved by Boggs Township (municipality) or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of Boggs Township (municipality), who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals.”

**BEING** the same premises which became vested in Central Intermediate Unit No. 10, Grantor herein, by Deed of Beatrice H. Avery dated November 13, 1997, and recorded in Clearfield County Record Book 1889 at page 5.

**UNDER AND SUBJECT, NEVERTHELESS,** to all easements, covenants and restrictions of record.

# NOTICE

In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966," I/we, the undersigned grantee/grantees, hereby certify that I/we know and understand that I/we 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 with the owners of the economic interest in the coal. I/we further certify that this certification is in a color contrasting with that in the deed proper and is printed in twelve point type preceded by the word "notice" printed in twenty-four point type.

Witness:

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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. (This Notice is set forth pursuant to Act No. 255, approved September 10, 1965, as amended).

AND the said Grantor will specially WARRANT AND FOREVER DEFEND the property hereby conveyed.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal, the day and year first above-written.

Sealed and delivered in the presence of

CENTRAL INTERMEDIATE UNIT NO. 10

By: \_\_\_\_\_ (SEAL)  
Elizabeth Dutton, Board President

\_\_\_\_\_  
Lee Hansel, Board Secretary

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF CLEARFIELD )

On this \_\_\_\_ day of \_\_\_\_\_, 2002, before me, the undersigned officer, personally appeared Elizabeth Dutton, Board President, and Lee Hansel, Board Secretary, who acknowledged themselves to be officers of Central Intermediate Unit No. 10, an intermediate unit organized and existing under and pursuant to the Public School Code of 1949, as amended, 24 P.S. § 101 et seq., and that they as such Board President and Board Secretary, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the entity by themselves as such Board President and Board Secretary.

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

### My Commission Expires:

**CERTIFICATE OF RESIDENCE**

I hereby certify that the precise residence of the Grantees herein is as follows:

---

Attorney or Agent for Grantees

SCOTT C. ETTER, ESQUIRE  
LAW OFFICES OF  
MILLER, KISTLER, CAMPBELL, MILLER, & WILLIAMS & BENSON, INC.  
A PROFESSIONAL CORPORATION  
720 SOUTH ATHERTON STREET  
STATE COLLEGE, PA 16801

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

IN RE: Petition of :  
:   
CENTRAL INTERMEDIATE UNIT :  
NO. 10, : No. - - C.D.  
Petitioner :

**AFFIDAVIT**

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS.  
COUNTY OF CLEARFIELD )

Kennifer L. Shufra, being duly sworn according to  
law, deposes and says:

1. I am a relator licensed in the Commonwealth of  
Pennsylvania.

2. I am familiar with values of real estate in the locality  
in which the land proposed to be sold is located.

3. I have examined the property, and the proposed trade is  
a fair and reasonable one, and in my opinion the property which the  
CIU is getting in exchange is of greater value.

EXHIBIT

E

Jennifer L. Supan

Sharon L. Hall  
Notary Public



IN RE: Petition of :  
: :  
CENTRAL INTERMEDIATE UNIT :  
NO. 10, : No. - - C.D.  
Petitioner :

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS.  
COUNTY OF CLEARFIELD )

1. I am a relator licensed in the Commonwealth of Pennsylvania.

2. I am familiar with values of real estate in the locality in which the land proposed to be sold is located.

3. I have examined the property, and the proposed trade is a fair and reasonable one, and in my opinion the property which the CIU is getting in exchange is of greater value.

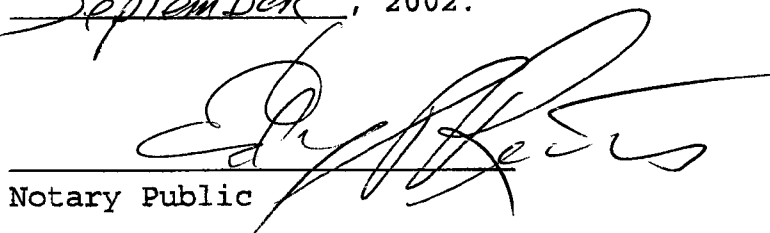


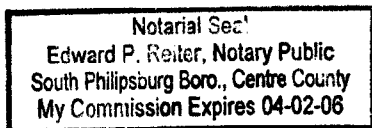
4. I have no personal interest, financial or otherwise, in the outcome of this matter.



Subscribed and sworn to  
before me this 23<sup>rd</sup> day of

September, 2002.

  
Notary Public



**EXHIBIT F**

**PROPOSED LEGAL ADVERTISEMENT**

Notice is hereby given that the Central Intermediate Unit No. 10 is considering conveying 1.939 acres of its property located in West Decatur, Clearfield County, in exchange for a second 1.939 acre parcel located adjacent to its property. Individuals wishing to obtain further information on the proposed conveyance may do so by contacting the CIU's solicitor, Scott C. Etter, at 814-234-1500.

**EXHIBIT**

F

## **EXHIBIT G**

### **PROPOSED HANDBILL**

The Central Intermediate Unit No. 10 is considering conveying 1.939 acres of its property located in West Decatur, Clearfield County, in exchange for a second 1.939 acre parcel located adjacent to its property. A surveyor's rendering of the proposed conveyance appears below. Individuals wishing to obtain further information on the proposed conveyance may do so by contacting the CIU's solicitor, Scott C. Etter, at 814-234-1500.

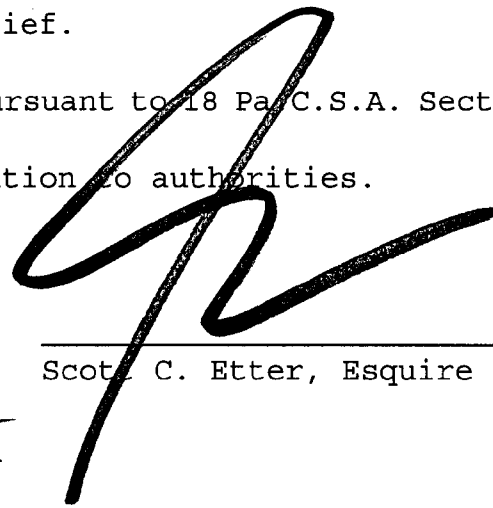
**EXHIBIT**

    G

**VERIFICATION**

I, SCOTT C. ETTER, Esquire, am Solicitor for CENTRAL INTERMEDIATE UNIT NO. 10, an intermediate unit organized and existing under and pursuant to the Public School Code of 1949, as amended, 24 P.S. § 101 et seq., and as such Solicitor, being authorized to do so, state that the facts contained in the foregoing Petition are true and correct to the best of my knowledge, information, and belief.

I make this Verification pursuant to 18 Pa.C.S.A. Section 4904 pertaining to unsworn falsification to authorities.

A large, bold, handwritten signature in black ink, appearing to be 'S. C. Etter', is written over a horizontal line. The signature is stylized with a large loop at the top and a long, sweeping tail.

\_\_\_\_\_  
Scott C. Etter, Esquire

Dated: October 8, 2002

FILED

acc

m/10:51/01

Att'y

OCT 0 2 2002

Att'y Ethes pd.

80.00

William A. Shaw  
Prothonotary

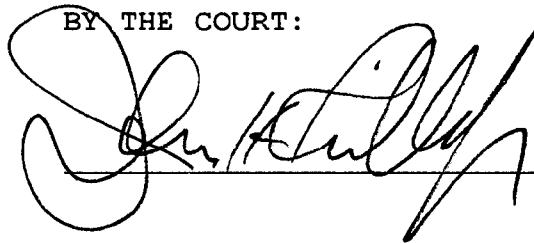
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

IN RE: Petition of :  
CENTRAL INTERMEDIATE UNIT :  
NO. 10, : No. 02 - 1573 - C.D.  
Petitioner :

ORDER

*AND NOW*, to-wit, this 1 day of November, 2002, upon consideration of the Petition for Approval of Land Sale to Private Party filed on behalf of Central Intermediate Unit No. 10, and after hearing thereon, it is hereby *ORDERED, ADJUDGED, and DECREED* that Central Intermediate Unit #10 is receiving fair and reasonable value for its land, and that it may proceed to sell the land to Delbert J. and Judy K. Wisor upon the terms and conditions set forth in the Petition. A return of sale shall be made after the sale is consummated and the deed executed and delivered.

BY THE COURT:

  
J.

FILED

NOV 08 2002

William A. Shaw  
Prothonotary

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Attys Eiler  
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NOV 08 2002

William A. Shaw  
Prothonotary

IN RE: Petition of  
CENTRAL INTERMEDIATE UNIT  
NO. 10,  
Petitioner

: IN THE COURT OF COMMON PLEAS OF  
: CLEARFIELD COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
:  
: No. 02-1573-C.D.  
:  
:  
: **RETURN OF SALE**  
:  
:  
: Filed on behalf of Petitioner,  
: Central Intermediate Unit #10  
:  
: COUNSEL OF RECORD FOR PARTY:  
:  
: Scott C. Etter, Esquire  
: I.D. #72789  
:  
: MILLER, KISTLER, CAMPBELL,  
: MILLER, WILLIAMS & BENSON, INC.  
: 720 South Atherton Street  
: State College, PA 16801  
: (814) 234-1500

FILED

MAY 14 2003

William A. Shaw  
Prothonotary



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

IN RE: Petition of :  
 :  
CENTRAL INTERMEDIATE UNIT :  
NO. 10, : No. 02-1573-C.D.  
Petitioner :

**RETURN OF SALE**

**NOW COMES** Central Intermediate Unit No. 10 ("CIU") and pursuant to Section 707(3) of the Public School Code of 1949, as amended, 24 P.S. § 101 et seq. ("School Code"), files this Return of Sale, whereof the following is a statement:

1. On or about October 8, 2002, the CIU filed a Petition for Approval of Land Sale to Private Party.

2. Pursuant to the Public School Code of 1949, as amended, 24 P.S. Section 101 et seq., the matter was properly advertised and noticed.

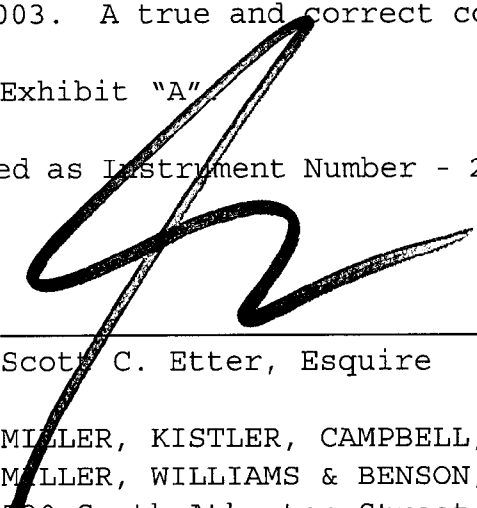
3. On or about November 8, 2002, a hearing was held before the Honorable John K. Reilly, Jr.

4. On or about November 8, 2002, the Honorable John K. Reilly, Jr., issued an Order which, *inter alia*, approved the sale and required the CIU to file a Return of Sale after the sale was consummated and the deed executed and delivered.

5. Pursuant to the aforementioned November 8, 2002 Order, the undersigned, in his capacity as the solicitor for the CIU, facilitated the exchange of Deeds and otherwise did what was necessary to consummate the sale.

6. The Deed to the property which the CIU received (in exchange for the Deed to certain other property conveyed by the CIU to the Wisors) was recorded by the Register and Recorder, Clearfield County, on May 7, 2003. A true and correct copy of the receipt is attached hereto as Exhibit "A".

7. The Deed is identified as Instrument Number - 200307498.



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Scott C. Etter, Esquire

MISLER, KISTLER, CAMPBELL,  
MILLER, WILLIAMS & BENSON, INC.  
720 South Atherton Street  
State College, PA 16801  
(814) 234-1500

Solicitors for Petitioner

Date: May 13, 2003

REGISTER AND RECORDER  
CLEARFIELD COUNTY, PA

INVOICE # 88882  
0102-RECEIPT KLS

-- CHARGES --

#001 SATISFACTION \$28.50

Instrument Number - 200307497  
Recorded on - May 07, 2003 2:41:21 PM  
Total Pages: 3  
Muni - BOGGS TOWNSHIP  
Mortgagor - COUNTY NATIONAL BANK  
Mortgagee - WISOR, DELBERT J  
Consideration - \$220,000.00

Fee Detail:

COUNTY RECORDING FEE	\$13.00
IMPROVEMENT FEE - COUNTY	\$2.00
IMPROVEMENT FEE - RECORDER	\$3.00
JCS/ACCESS TO JUSTICE FEE	\$10.00
STATE WRIT FEE	\$0.50

#002 DEED \$50.30

Instrument Number - 200307498  
Recorded on - May 07, 2003 2:41:22 PM  
Total Pages: 5  
Muni - BOGGS TOWNSHIP  
Grantor - WISOR, DELBERT J  
Grantee - CENTRAL INTERMEDIATE UNIT NO 10  
Consideration - \$1.00  
Tax Basis - \$990.00

Fee Detail:

COUNTY RECORDING FEE	\$13.00
IMPROVEMENT FEE - COUNTY	\$2.00
IMPROVEMENT FEE - RECORDER	\$3.00
JCS/ACCESS TO JUSTICE FEE	\$10.00
PER PAGE FEE	\$2.00
PA REALTY TRANSFER TAX	\$9.90
STATE WRIT FEE	\$0.50
BOGGS TOWNSHIP MUNICIPAL REALTY TAX	\$4.95
BOGGS TOWNSHIP SCHOOL DISTRICT TAX	\$4.95

TOTAL CHARGES \$78.80

-- PAYMENTS --

CHECK: 1003 \$78.80

TOTAL PAYMENTS \$78.80

AMOUNT DUE	\$78.80
PAYMENT ON INVOICE	(\$78.80)
BALANCE DUE	\$0.00

Customer:  
OPALISKY, LAWRENCE

THANK YOU  
KAREN L. STARCK  
REGISTER & RECORDER  
COUNTY # 17  
05/07/2003 3:08:37 PM

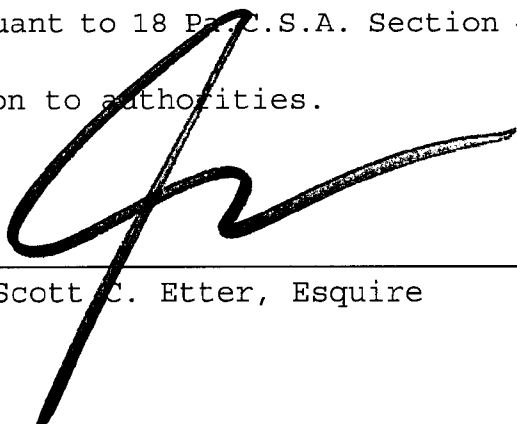
EXHIBIT

A

VERIFICATION

I, SCOTT C. ETTER, Esquire, am Solicitor for CENTRAL INTERMEDIATE UNIT NO. 10, an intermediate unit organized and existing under and pursuant to the Public School Code of 1949, as amended, 24 P.S. § 101 et seq., and as such Solicitor, being authorized to do so, state that the facts contained in the foregoing Return of Sale are true and correct to the best of my knowledge, information, and belief.

I make this Verification pursuant to 18 Pa.C.S.A. Section 4904 pertaining to unsworn falsification to authorities.



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Scott C. Etter, Esquire

Dated: May 13, 2003

RECEIVED  
MAY 10 24 1933  
MAY 14 1933  
ND  
cc

William A. Shaw  
Prothonotary