

03-1275-CD
KATHRYN E. COUTUREAU X vs. DONALD GOOD , et al

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

KATHRYN E. COUTURIAUX, *
Plaintiff * No.: 93-1275-C
*
vs. * ACTION IN PARTITION
*
DONALD GOOD, ROBERT GOOD, *
BRUNHILDE A. GOOD and *
AUDREY GOOD, *
Defendants *

Filed on behalf of:
Kathryn E. Couturiaux, Plaintiff

Counsel for this Party:
George S. Test, Esquire
P. O. Box 706
Philipsburg, PA 16866-0706
(814) 342-4640

PA I.D. #15915

FILED

GEORGE S. TEST
ATTORNEY-AT-LAW
PHIPLSBURG, PA

AUG 27 2003

William A. Shaw
Prothonotary

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

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiffs. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT FIND ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Court Administrator's Office
Clearfield County Courthouse
Clearfield, PA 16830
(814) 765-2641 Ext. 5982

George S. Test, Esquire

GEORGE S. TEST
ATTORNEY-AT-LAW
PHILIPSBURG, PA

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

KATHRYN E. COUTURIAUX, *
Plaintiff * No.: _____
*
*
vs.
*
*
DONALD GOOD, ROBERT GOOD, *
BRUNHILDE A. GOOD and *
AUDREY GOOD, *
Defendants *

COMPLAINT

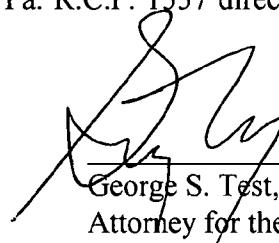
1. The Plaintiff is Kathryn E. Couturiaux, an adult individual who resides at 177 Black Bear Lane, Philipsburg, Pennsylvania 16866.
2. Defendant, Donald Good is an adult individual who resides at RD West Decatur, Pennsylvania 16878.
3. Defendant, Robert Good is an adult individual residing at 1351 Church Avenue, Brockway, Pennsylvania 15824.
4. Defendant, Brunhilde A. Good is an adult individual and the widow of Duane C. Good who resides at 6335 E. Duncan Street, Mesa, Arizona 85205.
5. Defendant, Audrey Good is an adult individual and the widow of Alfred E. Good and resides at 620 Walnut Street, Philipsburg, Pennsylvania 16866.
6. The Plaintiff and the Defendants are jointly the owners of sixty-seven and fifty-four hundredths (67.54) acres of real property situate in Decatur Township, Clearfield County, by virtue of the following deeds:

- a. Deed dated February 26, 1981 from Velma Good to Velma Good, Donald A. Good, Alfred E. Good, Jr., Duane C. Good, Kathryn E. Couturiaux and Robert L. Good, recorded in Clearfield County, Record Book 809 at Page 262. A true and correct copy of said deed is attached hereto and made a part hereof as Exhibit A.
 - b. Deed dated July 30, 1999, from Velma E. Good by her Attorney-in-Fact, Robert Good conveying an undivided one-sixth (1/6) interest in said property to Alfred E. Good, Kathryn E. Couturiaux, Robert L. Good and Donald A. Good. Said deed is recorded in Clearfield County at Instrument Number 199913631. A true and correct copy of said deed is attached hereto as Exhibit B.
7. The Plaintiff and Alfred E. Good (deceased), Robert L. Good, Donald A. Good and Duane C. Good (deceased) are/were brothers and sisters and all of the children of Velma Good (deceased).
8. Plaintiff has named the surviving widows of her deceased brothers and not their surviving issue because pursuant to 20 Pa. C.S. §2102 (3) the widows are entitled to the first \$30,000.00 of the deceased spouse's property and Plaintiff believes her deceased brothers' shares of the subject property are worth less than \$30,000.00 each.
9. Through her attorney, Plaintiff has requested that Defendants agree to list the subject real property with a realtor. True and correct copies of said requests are attached hereto as Exhibit C-1 through C-4.
10. Brunhilde A. Good and Audrey Good responded that they were willing to cooperate in selling the property.
11. Robert Good responded that he was willing to sell the property but placed substantial limitations which had to be met prior to a sale.
12. Donald Good did not respond to said correspondence.
13. Based on the deeds of record, Plaintiff believes that Donald Good, Kathryn Couturiaux

and Robert Good each own an undivided 4/18^{ths} interest in said property and Brunhilde Good and Audrey Good each own an undivided 3/18^{ths} interest in said property.

14. Plaintiff has had the subject real estate appraised in preparation for this litigation and a true and correct copy of said appraisal is attached hereto as Exhibit D.

WHEREFORE, the Plaintiff herein, pursuant to Pa. R.C.P. 1551 et seq. requests your Honorable Court enter an Order pursuant to Pa. R.C.P. 1557 directing a partition of the real property described in Exhibit A.



George S. Test, Esquire
Attorney for the Plaintiff

VERIFICATION

I hereby verify that the statements made in the foregoing instrument are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

Dated: August 8, 2003

Kathryn E. Couturiaux

Kathryn E. Couturiaux

County Parcel No. _____

This Deed,

MADE the 26th day of February

in the year nineteen hundred and eighty-one (1981)

BETWEEN VELMA E. GOOD, widow, of R.D. #1, P.O. Box 703, Osceola Mills, Clearfield County, Pennsylvania, party of the first part, hereinafter referred to as "Grantor"

- A N D -

VELMA E. GOOD, widow, DONALD A. GOOD, both of Osceola Mills, Pa., and ALFRED E. GOOD, JR., DUANE C. GOOD and KATHRYN E. COUTURIAUX, all of Philipsburg, Pa., and ROBERT L. GOOD of Brockway, Pa., parties of the second part, hereinafter referred to as "Grantors"

WITNESSETH, That in consideration of One and no/100 (\$1.00) Dollar and love and affection ----- ~~mark~~
in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant and convey to the said grantees,

ALL those certain pieces or parcels of land situate in Decatur Township, Clearfield County, Pennsylvania, being more particularly bounded and described as follows:

THE FIRST THEREOF: Beginning at a post on the public road leading from Jeffries Post Office to the New Castle settlement, 68 perches east of the northeastern corner of the C.B. Kephart property; thence south 4 degrees west 119.3 perches to a post on property line; thence South 86 degrees east 33.45 perches along property line to post; thence north 4 degrees east 119.6 perches to a post on the public road above-mentioned; thence north 86 degrees and 44 minutes west along said public road 33.45 perches to post and place of beginning. Containing 25 acres, not measure.

THE SECOND THEREOF: Beginning at a post on the public road leading from Jeffries Post Office to Ashland at the north-east corner of land heretofore conveyed to C. W. Kizer; thence south 86 degrees east 220.2 feet along said public road to a post; thence south 4 degrees 54 minutes west 1987.2' feet to a stake or stones on line of Henry Kephart; thence north 85 degrees 14 minutes west 219 feet to post at south-east corner of land formerly conveyed to C. W. Kizer; thence

north 4 degrees 50 minutes east 1983.6 feet along line of said C. W. Kizer to post and place of beginning. Containing 10 acres.

THE THIRD THEREOF: Beginning at a stake on the public road leading from Jeffries to Ashland at the northeast corner of land contracted to be sold to C. B. Kephart; thence south 88 degrees east 898 feet along said public road to stake on the corner of land sold to C. W. Kizer; thence south 4 degrees 41 minutes west 1393 feet along line of C. W. Kizer, to stake and stones, and northeast corner of land conveyed to Russel A. Kephart; thence north 85 degrees 14 minutes west 898 feet along line of Russell A. Kephart land and on line of lands sold to C. B. Kephart; thence north 4 degrees 41 minutes east 1379.9 feet along line of C. B. Kephart section to stake and place of beginning. Containing 28.5 acres net, and being the same premises which John M. Chase, Jr., et al, by their deed recorded in Deed Book 226 at page 155 granted and conveyed to C. W. Kizer.

Reserving 2 acres, more or less, which C. W. Kizer and wife by their deed recorded in Deed Book 248 at page 544 granted and conveyed to Raymond Kizer.

BEING the same premises which Alfred Good and Velma Good, by their deed dated February 29, 1972 and recorded in the Recorder of Deeds Office in and for Clearfield County in Deed Book 589 at page 202, granted and conveyed to Alfred Good and Velma Good. The said Alfred Good having predeceased his wife, complete title has vested in Velma E. Good, the within Grantor.

THE FOURTH THEREOF: Beginning at a stake and stones which is the Southwest corner of this tract of land; thence North 85° 14' West 449 feet to a stake; thence North 4° 41' East along residue of tract, which is land of the Grantors herein to a stake; thence North 85° 14' West 449 feet to a stake on line of land common boundaries to Albright; thence along said Albright line North 4° 41' East 150 feet to a stake and stones on Albright line; thence South along land of the grantees 85° 14' East 898 feet to stake and stones on line of land of what was formerly C. W. Kizer; thence along said Kizer land 4° 41' West 582 feet to a stake and stones the place of beginning.

EXCEPTING AND RESERVING, nevertheless, all the stone, coal, fireclay, and other minerals and mining rights as excepted and reserved in Deed from John M. Chase, Jr., et al, executors of John M. Chase, deceased to Russell A. Kephart, and recorded as such; this conveyance being subject to all reservations covenants, stipulations and agreements therein contained; reference thereunto being had, the same will more fully and at large appear.

BEING the same premises which Nora Kizer, et al., by their deed dated November 19, 1964 and recorded as aforesaid in Deed Book 511 at page 690, granted and conveyed to Alfred Good and Velma Good. The said Alfred Good having predeceased his wife, complete title has vested in Velma E. Good, the within Grantor.

UNDER AND SUBJECT, nevertheless, to such express and/or implied exceptions, reservations, conditions, easements, covenants, restrictions, limitations, qualifications and conveyances out as are contained in all prior deeds of record in the chain of title.

It is the intent of this conveyance that all of the within Grantees, including the within Grantor, be vested with an undivided one-sixth interest in and to the property herein described.

This is a transfer between mother and children and is therefore exempt from realty transfer taxation.

For the purpose of complying with the Act of July 17, 1957, P.L. 984; 52 P.S. Supp. 1551, as amended, of the General Assembly of Pennsylvania, and for no other purpose, there is incorporated herein the following notice:

THIS DOCUMENT DOES 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 OTHER CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

662 B

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:

.....

.....
This day of

AND the said grantor will **SPECIALLY WARRANT AND FOREVER DEFEND** the property
hereby conveyed.

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

Sealed and delivered in the presence of

Velma E. Goad (SEAL)

Velma E. Good

(see v. 1)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

CERTIFICATE OF RESIDENCE

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

R.D. #1, P.O., Box 703, Osceola Mills, Pa. 16666

Attorney or Agent for Grantee

Commonwealth of Pennsylvania

County of CLEARFIELD.

On this, the 26th day of February 1981, before me

the undersigned officer, personally appeared VELMA E. GOOD

known to me (or satisfactorily proven) to be the person

instrument, and acknowledged that she has

contained.

IN WITNESS WHEREOF, I have hereunto set my

executed the same for the purpose therein.

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

My Commission Expires

JOANNE R. JOHNSON, Notary Public
Clearfield, Clearfield County, Pa.
My Commission Expires July 26, 1984

Entered of Record Mar 9 1981, 10:09 AM, Tim Morgan, Recorder

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
instrument, and acknowledged that whose name subscribed to the within
executed the same for the purpose therein
contained.

IN WITNESS WHEREOF, I have hereunto set my hand and

seal.

My Commission Expires

Commonwealth of Pennsylvania
County of CLEARFIELD } ss.

RECORDED in the Office for Recording of Deeds, etc., in and for said County,
in Deed Book No. 809 , Page 262
WITNESS my hand and official seal this 9th day of March, 1981

My Commission Expires
First Monday in January 1984

Tim Morgan
Recorder of Deeds

Velma E. Good

WARRANTY DEED
The Plankenhorn Co., Williamsport, Pa.

VELMA E. GOOD
- TO -
VELMA E. GOOD, et al.

Dated
For Property in Decatur
Township, Clearfield County,
Pennsylvania.....
Consideration \$1.00 and love and
affection
Recorded
Entered for Record in the Recorder's
Office of day of Tax, \$
County, the 19 Fees, \$
Recorder
Velma E. Good

WEN L. STARCK
REGISTER AND RECORDER
CLEARFIELD COUNTY, PA
Pennsylvania

INSTRUMENT NUMBER
199913631

RECORDED ON

July 18, 1999
10:32:21 AM

RECORDING FEES -	\$14.00
RECORDER	
DUE - IMPROVEMENT	\$1.00
UNE	
RECORDED	\$1.00
RERECORDMENT FUND	
STATE WRT TAX	\$0.50
OTM.	\$16.50

Farmerland

THIS DEED

MADE THIS 30 th day of July , in the year
nineteen hundred and ninety-nine.

BETWEEN VELMA E. GOOD by her Power of Attorney, ROBERT
GOOD, of Decatur Township, Pennsylvania, GRANTOR AND PARTY OF THE
FIRST PART,

A N D

ALFRED E. GOOD of 620 Walnut Street, Philipsburg, Pa., KATHRYN E. COUTURIAUX of R. R. 1, Box 208, Philipsburg, Pa., ROBERT L. GOOD of 1351 Church Avenue, Brockway, Pa., and DONALD A. GOOD of R. D., West Decatur, Pa., as joint tenants with right of survivorship and not as tenants in common, GRANTEES AND PARTIES OF THE SECOND PART.

WITNESSETH: That in consideration of ONE (\$1.00) DOLLAR, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees.

ALL that certain one-sixth (1/6) interest in that piece or parcel of land situate in Decatur Township, Clearfield County, Pennsylvania, bounded and described as follows:

THE FIRST THEREOF: BEGINNING at a post on the public road leading from Jeffries Post Office to the New Castle-settlement, 68 perches east of the northeastern corner of the C.B. Kephart property; thence south 4 degrees west 119.3 perches to a post on property line; thence South 86 degrees east 33.45 perches along property line to post; thence north 4 degrees east 119.6 perches to a post on the public road above-mentioned; thence north 86 degrees and 44 minutes west along said public road 33.45 perches to post and place of beginning. Containing 25 acres, not measure.

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EXCEPTING AND RESERVING all exceptions and reservations as are contained in prior deeds of conveyance.

BEING the same premises granted and conveyed unto Velma E. Good et. al. by deed of Velma E. Good, Widow dated February 26, 1981, and entered for record in the office of the Recorder of Deeds of Clearfield County, Pennsylvania, in Deed Book 809, Page 262. The Power of Attorney by which the said Robert Good executes this instrument is dated the 2nd day of November, 1973, and is duly entered for record in Clearfield County as Instrument No. 199912338.

THIS IS A TRANSFER BETWEEN PARENT AND CHILDREN AND THEREFORE NOT SUBJECT TO TAX.

NOTICE

Grantee (hereinafter, whether one or more, called "Grantee") hereby states that he knows that he 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 interests in the coal. (THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1996.)

Robert Good

Kathryn Pentzien

Alfred E. Good

Donald A. Good

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.

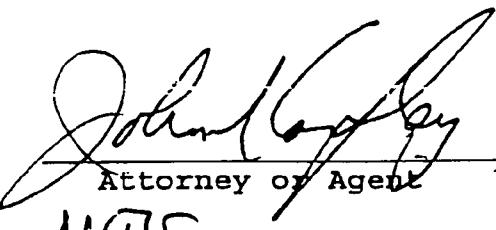
IN WITNESS WHEREOF, the said grantor has hereunto set her hand and seal the day and year first above written.

Robert Good (Seal)
Velma E. Good by her
Power of Attorney
Robert Good

CERTIFICATE OF RESIDENCE

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

Robert Good (Agent for Grantees)
1351 Church Avenue
Brockway, Pa., 15824



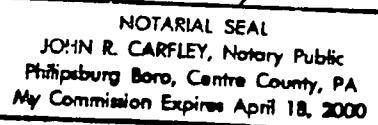
John R. Carfley
Attorney or Agent
N.T.S.

STATE OF PENNSYLVANIA :

COUNTY OF Centre :

On this, the 30th day of July, 1999, before me, the
undersigned officer, personally appeared Robert Good, power of
attorney for Velma E. Good known to me to be the person whose names
are subscribed to the within instrument and acknowledged that he
executed the same for the purposes therein contained.

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



**GEORGE S. TEST
Attorney-at-Law
P.O. Box 706
Philipsburg, PA 16866**

203 N. Front Street
Moshannon Building - Room 311
Philipsburg, PA 16866

(814) 342-4640
(Fax) 342-3775

May 13, 2003

Ms. Bonnie Good
6335 E. Duncan Street
Mesa, AZ 85205

Dear Ms. Good:

I have been contacted by Kathryn E. Couturiaux concerning liquidating the real estate conveyed to you by Velma Good. As my client correctly noted in her letter to you dated October 21, 2002, as the current owners die, the ownership will be divided into smaller and smaller fractions and resolving the problem will become more and more difficult. I am therefore requesting that each of the current owners advise me within ten (10) days from the date of this letter, if they are willing to join in a listing agreement with a realtor. If I do not hear from all of the owners, I will assume that this indicates an unwillingness to voluntarily liquidate the property and that an action in partition will be required to force liquidation of this real estate.

Sincerely,

GEORGE S. TEST, ESQUIRE

GST:cw
cc: Kathryn E. Couturiaux

**GEORGE S. TEST
Attorney-at-Law
P.O. Box 706
Philipsburg, PA 16866**

203 N. Front Street
Moshannon Building - Room 311
Philipsburg, PA 16866

(814) 342-4640
(Fax) 342-3775

May 13, 2003

Ms. Audrey Good
620 Walnut Street
Philipsburg, PA 16866

Dear Ms. Good:

I have been contacted by Kathryn E. Couturiaux concerning liquidating the real estate conveyed to you by Velma Good. As my client correctly noted in her letter to you dated October 21, 2002, as the current owners die, the ownership will be divided into smaller and smaller fractions and resolving the problem will become more and more difficult. I am therefore requesting that each of the current owners advise me within ten (10) days from the date of this letter, if they are willing to join in a listing agreement with a realtor. If I do not hear from all of the owners, I will assume that this indicates an unwillingness to voluntarily liquidate the property and that an action in partition will be required to force liquidation of this real estate.

Sincerely,

GEORGE S. TEST, ESQUIRE

GST:cw
cc: Kathryn E. Couturiaux

**GEORGE S. TEST
Attorney-at-Law
P.O. Box 706
Philipsburg, PA 16866**

203 N. Front Street
Moshannon Building - Room 311
Philipsburg, PA 16866

(814) 342-4640
(Fax) 342-3775

May 13, 2003

Mr. Robert Good
1351 Church Avenue
Brockway, PA 15824

Dear Mr. Good:

I have been contacted by Kathryn E. Couturiaux concerning liquidating the real estate conveyed to you by Velma Good. As my client correctly noted in her letter to you dated October 21, 2002, as the current owners die, the ownership will be divided into smaller and smaller fractions and resolving the problem will become more and more difficult. I am therefore requesting that each of the current owners advise me within ten (10) days from the date of this letter, if they are willing to join in a listing agreement with a realtor. If I do not hear from all of the owners, I will assume that this indicates an unwillingness to voluntarily liquidate the property and that an action in partition will be required to force liquidation of this real estate.

Sincerely,

GEORGE S. TEST, ESQUIRE

GST:cw
cc: Kathryn E. Couturiaux

**GEORGE S. TEST
Attorney-at-Law
P.O. Box 706
Philipsburg, PA 16866**

203 N. Front Street
Moshannon Building - Room 311
Philipsburg, PA 16866

(814) 342-4640
(Fax) 342-3775

May 13, 2003

Mr. Donald Good
R. D.
West Decatur, PA 16878

Dear Mr. Good:

I have been contacted by Kathryn E. Couturiaux concerning liquidating the real estate conveyed to you by Velma Good. As my client correctly noted in her letter to you dated October 21, 2002, as the current owners die, the ownership will be divided into smaller and smaller fractions and resolving the problem will become more and more difficult. I am therefore requesting that each of the current owners advise me within ten (10) days from the date of this letter, if they are willing to join in a listing agreement with a realtor. If I do not hear from all of the owners, I will assume that this indicates an unwillingness to voluntarily liquidate the property and that an action in partition will be required to force liquidation of this real estate.

Sincerely,

GEORGE S. TEST, ESQUIRE

GST:cw
cc: Kathryn E. Couturiaux

LAND APPRAISAL REPORT

File No. T-659

Borrower Kathryn E. Couturiaux, Alfred E. Robert L. Donald A. Good			Census Tract 3309	Map Reference M12-000-16 & 13.1
Property Address T-659 City Decatur Twp		County Clearfield State PA		Zip Code
Legal Description Deed Book 809 Page 262 Inst # 199913631 and 13632		Loan Term N/A		yrs Properly Rights Appraised <input type="checkbox"/> Fee <input checked="" type="checkbox"/> Leasorhold <input type="checkbox"/> De Minimis PUD
Sale Price \$ N/A Date of Sale N/A		(yr.) Loan charges to be paid by seller \$		Other sales concessions
Actual Real Estate Taxes \$		Address Philipsburg PA		
Lender/Client Owners		Appraiser Edward E. Reiter		
Occupant Vacant Land		Instructions to Appraiser Appraise Fee Right		

Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural		Good <input type="checkbox"/> Avg <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor	
Built Up <input type="checkbox"/> Cover 75% <input type="checkbox"/> 25% to 75% <input checked="" type="checkbox"/> Under 25%		Employment Stability <input type="checkbox"/> <input checked="" type="checkbox"/> Convenience to Employment	
Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow		Convenience to Shopping <input type="checkbox"/> <input checked="" type="checkbox"/> Convenience to Schools	
Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		Adequacy of Public Transportation <input type="checkbox"/> <input type="checkbox"/> Recreational Facilities	
Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		Adequacy of Utilities <input type="checkbox"/> <input checked="" type="checkbox"/> Properly Compatibility	
Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.		Protection from Detrimental Conditions <input type="checkbox"/> <input type="checkbox"/> Police and Fire Protection	
Present Land Use % 1 Family <input type="checkbox"/> 2-4 Family <input type="checkbox"/> % Apts. <input type="checkbox"/> % Condo <input type="checkbox"/> % Commercial		General Appearance of Properties <input type="checkbox"/> <input checked="" type="checkbox"/> Appeal to Market	
% Industrial 100 % Vacant % <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*)			
Change in Present Land Use <input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely (*) <input type="checkbox"/> From Vacant <input type="checkbox"/> To Residential			
Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> % Vacant			
Single Family Price Range \$ 30,000 to \$ 60,000 Predominant Value \$ 45,000			
Single Family Age 20 yrs to 70 yrs Predominant Age 50 yrs			

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise). Subject is within 25 miles of employment and 9 miles of school, shopping, and recreation. Moderate traffic exposure.

Dimensions Various		= 67.54 acres Sq Ft or Acres		<input type="checkbox"/> Corner Lot	
Zoning classification None		Present improvements <input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations			
Highest and best use. <input type="checkbox"/> Present use <input checked="" type="checkbox"/> Other (specify) Residential		OFF SITE IMPROVEMENTS			
Public <input type="checkbox"/> Other (Describe)		Street Access: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		Topo Rolling	
Elec. <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Water <input checked="" type="checkbox"/> San. Sewer <input type="checkbox"/> Private <input type="checkbox"/> Underground Elect. & Tel.		Surface Paved Maintenance: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		Size 67.54 acres Shape Irregular	
		Storm Sewer <input type="checkbox"/> Curb/Gutter <input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights		View Open field with portion wooded Drainage Adequate	
Is the property located in a HUD Identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes					
Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) No adverse easements or, encroachments noted. Site has road frontage for access..					

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject. If a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.					
MARKET DATA ANALYSIS	ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address	T-659	RT 17049	Rt T-536	RT 2001
	Proximity to Subj	Decatur Twp	West Decatur	Beccaria Twp	Gulich Twp
	Sales Price	900. per acre	8 Miles	20 Miles	18 Miles
	Price		\$ 40,000	\$ 68,000	\$ 24,000
	Data Source		\$ 637.	\$ 1467.	\$ 2676.
	Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
	Location	Rural	12/23/02	5/15/02	9/25/02
	Site/View	67.54 Acre	Rural	Rural	Rural
	Sales or Financing Concessions		65.38 Acre	53 Acre	211 Acres
Net Adj. (Total)		+1400	+9800	+32200	
Indicated Value of Subject		\$ 41,400	\$ 77,800	\$ 56,200	
Comments on Market Data	Distance is not a factor on this type of property in Clearfield County				

Comments and Conditions of Appraisal: Values for merchantable timber, coal, gas, and other mineral values have not been considered if any do exist.

Final Reconciliation: Cost and Income Approaches are not used for vacant land. The Market Data Approach has been used. This appraisal is for the exclusive use of the owners for partition action.

ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 6/27/03 to be \$ 60,000

Appraiser(s)

Review Appraiser (If applicable)

Did Did Not Physically Inspect Property

Addendum

Comparables range in price per acre from \$615.00 per acre to \$1,283.00 per acre. There has been an increase in values in the past two years. Buyers are purchasing this type of property for recreational use as well as conversion to residential subdivision. The comparables are more wooded than the subject property. A value of \$900.00 per acre has been used for the subject property.

APPRAISER:

Signature:

Name: Edward E. Reiter

Company Name: REALTY WORLD-Reiter Agency

Company Address: 500 S. Centre Street, P.O. Box 704
Philipsburg, PA 16866

Date of Report/Signature: June 27, 2003

State Certification #:

or State License #: BA-001275-L

State: PA

Expiration Date of Certification or License: June 30, 2003

ADDRESS OF PROPERTY APPRAISED:

T-659

Decatur Twp., Clearfield Co.

APPRAISED VALUE OF SUBJECT PROPERTY \$ 60,000**EFFECTIVE DATE OF APPRAISAL/INSPECTION June 27, 2003****LENDER/CLIENT:**

Name: George Test, Esq.

Company Name:

Company Address: P.O. Box 706, Philipsburg, PA 16866

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature:

Name:

Company Name:

Company Address:

Date of Report/Signature:

State Certification #:

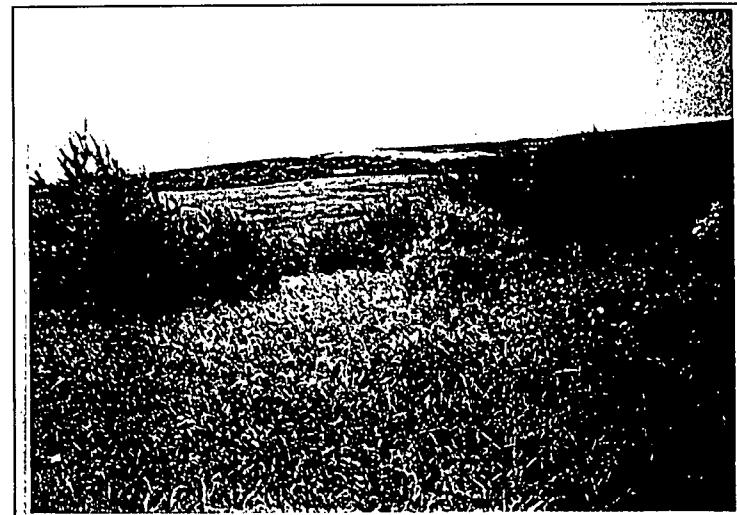
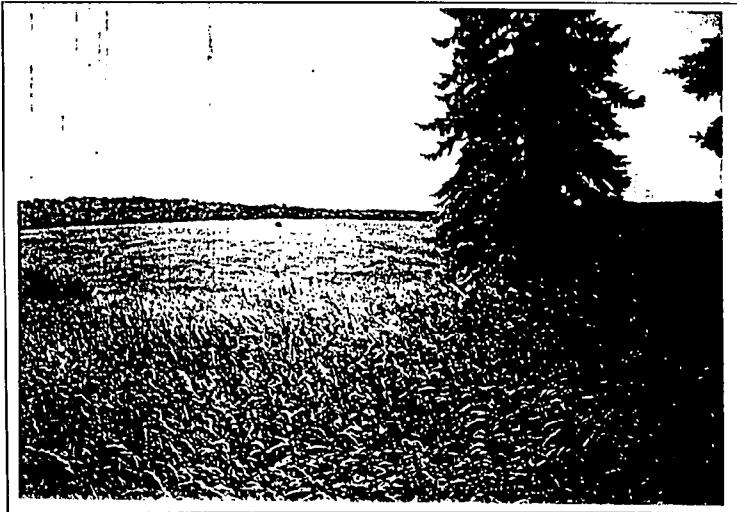
or State License #:

State:

Expiration Date of Certification or License:

SUPERVISORY APPRAISER:**SUBJECT PROPERTY** Did not inspect subject property Did inspect exterior of subject property from street Did inspect interior and exterior of subject property**COMPARABLE SALES** Did not inspect exterior of comparable sales from street Did inspect exterior of comparable sales from street

PHOTOGRAPH ADDENDUM	
Borrower	Kathryn E. Couturiaux, Alfred E., Robert L. and Donald A. Good
Property Address	T-659
City	Decatur Twp.
State	PA
County	Clearfield
Zip Code	
Lender/Client	George Test, Esq., P.O. Box 706, Philipsburg, PA 16866



HAZARDOUS MATERIALS/LIMITING CONDITIONS

Unless otherwise stated in this report, the existence of hazardous materials which may or may not be present on the property, was not observed by the appraiser during the routine inspection of, and inquiries did not develop any information that indicated any significant presence of such materials. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The estimate of value is predicted on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if so desired.

CONTINGENT AND LIMITING CONDITIONS

The legal description as furnished to me is assumed correct. I assume no responsibility for matters legal in character, nor do I render any opinion as to the title, which is assumed to be good and marketable. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear under responsible ownership and competent management.

I have made no survey of the property and assume no responsibility for its accuracy. Any dimensions in this report are therefore approximate and are included to assist the reader in visualizing the property.

I am not required to give testimony or attendance in court by reason for this appraisal, with reference to the property in question, unless arrangements have been made previously therefore.

I have no present or contemplated interest in the property appraised. The information furnished by the client for the appraisal is considered to be accurate to the best efforts of the client. The appraised value is contingent on the data.

The appraisal report and value conclusion are contingent upon completion of the improvements in workmanlike manner.

No consideration is given to wetlands, unless herein detailed and this appraiser assumes no responsibility for valuation loss due to such wetland, if present, unless so provided.

APPRAISAL METHODOLOGY

The appraisal process is a systematic analysis of factors, which bear upon the value of real estate. An orderly program by which the problem is defined, the work necessary to solve the problem is planned and data involved is acquired, classified, analyzed and interpreted into an estimate of value.

The appraisal method is the approaches used in the appraisal of real property. There are three acceptable methods, which are defined as the Direct Comparison Approach, Income (Economic) Approach, and Cost (Summation) Approach.

The three methods or techniques which market may process data into an indication of value are as follows.

DIRECT SALES COMPARISON APPROACH

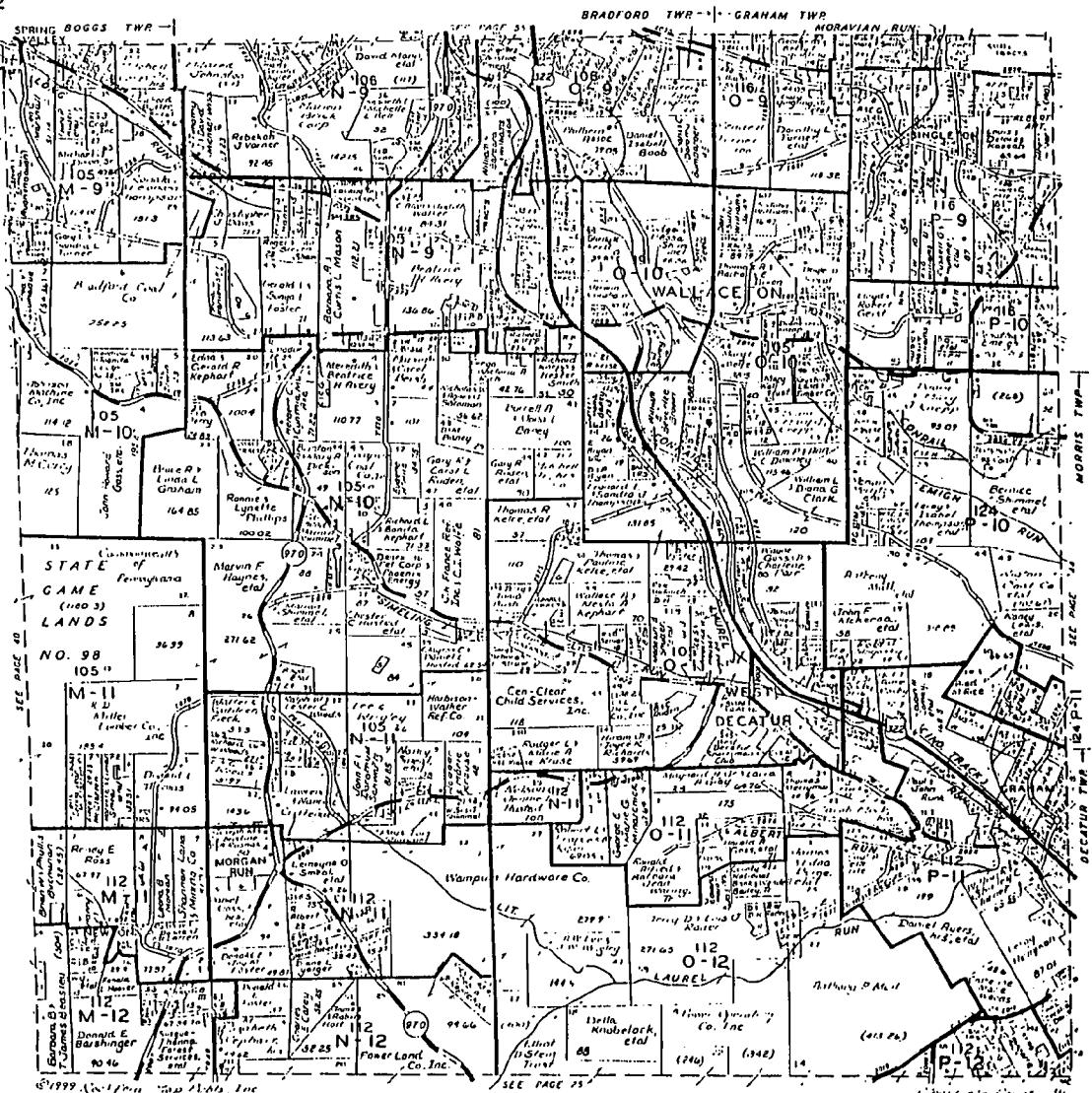
This approach in appraisal analysis is based on the proposition that an informed purchaser would pay no more for a property than the cost of him acquiring a similar and existing property with the same utility. This approach is applicable when an active market provides sufficient quantities of reliable data, which can be verified from authoritative sources. The Direct Sales Comparison Approach is relatively unreliable in an inactive market or when no real comparable sales data is available. This method is also questionable when gathered sales data cannot be verified with principals in the transaction.

COST APPROACH

This approach in appraisal analysis is based on the proposition that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. It is particularly applicable when the property being appraised involves relatively new improvements, which represent the highest and best use of the land, or when relatively unique or specialized improvements are located on the site for which there exists no comparable property on the market.

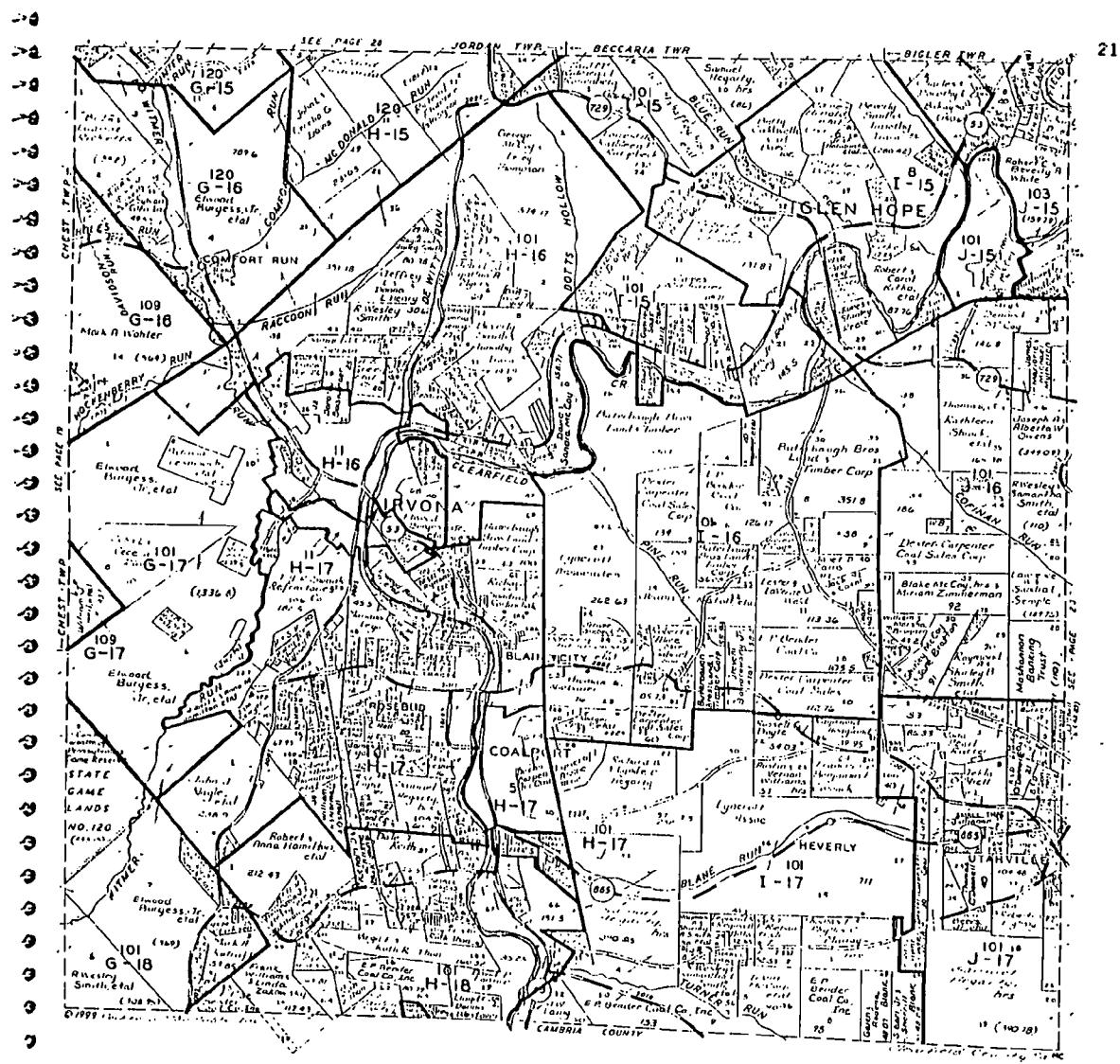
INCOME APPROACH

This approach in appraisal analysis converts anticipated benefits (dollar income or amenities) to be derived from ownership of the property into a value estimate. The income approach is widely used in appraising income-producing properties, by capitalizing the operating income. Also anticipated or projected income can be discounted by the reversion method, to present value and capitalized to an estimated present value.



KRAUSE ROGER L MARIE A		105 0 011 000 00140	01 001	F 000	089	1007	
BOX 75 WEST BERGER, PA		DISTRICT	MAP	SUB-MAP	PARCEL	SUB PCL	
Du Beck, Matthew 16878		CONTROL NUMBER	105052586	USE DESCRIPTION 65.384 A SURF & MIN			
STREET	LEVEL	ROLLING	ST BACK	NONE	LITE	1512	0430
PAVED	TRAFFIC	DEPTH	FACTS	UNIT PRICE	UNIT PRICE	1982.01	
UNI.	ELEC						
AC WOODLAND 60.384		ACRE	300	50	18120	250	
AC WASTELND 5.000		ACRE					
AC							
AC							
GROSS LAND 65.384							
TOTAL LAND VALUE 18400							
Dwelling Data & Computations							
NO. LIVING UNITS		STORY HEIGHT/TYPE					
STYLE		GROUND FLOOR AREA					
TOTAL ROOMS		EXTENDED WALLS					
BEDROOMS		ADJUSTED BASE					
FAMILY ROOMS		BASEMENT					
HALLS/STAIRCASE		HEAT & AC					
BATHROOMS		PLUMBING					
ADDITIONAL FEATURES		BED ROOM					
KITCHEN REMOVED		FIR. BAPT. LIVING AREA					
BATHROOM REMOVED		WEP					
INTERIOR CONDITION RELATED TO EX.		BASEMENT GARAGE					
TOTAL S.F. LIVING AREA		USEFUL AREA					
YEAR BUILT		HEATING AREA					
RE HOMED		SIZING					
PHYSICAL CONDITION		GRADE					
CLO. (CLOTHES DRYER)		C & F FACTOR					
RECEIVING GOOD		RCN					
TOTAL WELDING VALUE		OTHER BUILDINGS & YARD					
SN	TYPE	QTY	YR	SIZE	AREA	GRD	RATE
							COND. MODEL
							MOD. CO.
							RCN
CUMBERLAND COUNTY, PA							
TOTAL							
SALES DATA							
02/93 LAND 20000 OTHER E							
TOTAL CBAV							
VALUES OLD APPRAISAL CURRENT ASSESS VALUE SRA							
LAND 5425 18400 4600		BLDG 5425 18400 4600					
TOTAL OTHER IMPROVEMENT							

Boggs Twp
Sols 12/23/02
\$40,000.



Lyncroft Associates to Schultz
April 3, 2002

Deed

THIS INDENTURE made this 9th day of May in the year Two Thousand Two (2002) by and between:

LYNCROFT ASSOCIATES, a New York Limited Partnership, with a principal place of business at P.O. Box 77, New Rochelle, New York 10801, party of the first part,

GRANTOR

- and -

DANIEL EDWARD SCHULTZ and SUSAN LOUISE SCHULTZ, husband and wife, of RR1, Box 820, Coalport, Pennsylvania, parties of the second part, as Joint Tenants By The Entireties,

GRANTEEES

WITNESSETH, That in consideration of **SIXTY-EIGHT THOUSAND AND 00/100 (\$68,000.00) DOLLARS**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees,

ALL that certain messuage, tenement and tract of land situate, lying and being the Township of Beccaria, County of Clearfield, Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

KAREN L. STACK	RECORDING
CLEARFIELD COUNTY	
Pennsylvania	
INSTRUMENT NUMBER	
2D0207234	
RECORDED ON	
May 15, 2002	
2:58:21 PM	
Total Pages: 4	
RECORDING FEES - \$10.00	
RECORDED:	
COUNTY IMPROVEMENT \$1.00	
FILED:	
RECORDED:	
IMPROVEMENT FILING \$1.00	
STATE REGISTER \$150.00	
TAX STATE HEIT TAX 60.50	
BECCARIA TOWNSHIP \$340.00	
CLEARFIELD SCHOOL \$340.00	
DISTRICT	
TOTAL \$1,375.50	
(RECORDED)	
KOERBER, DRAIGHT	

ALL that certain piece or parcel of land situate in Beccaria Township, Clearfield County, Pennsylvania, bounded and described as follows:

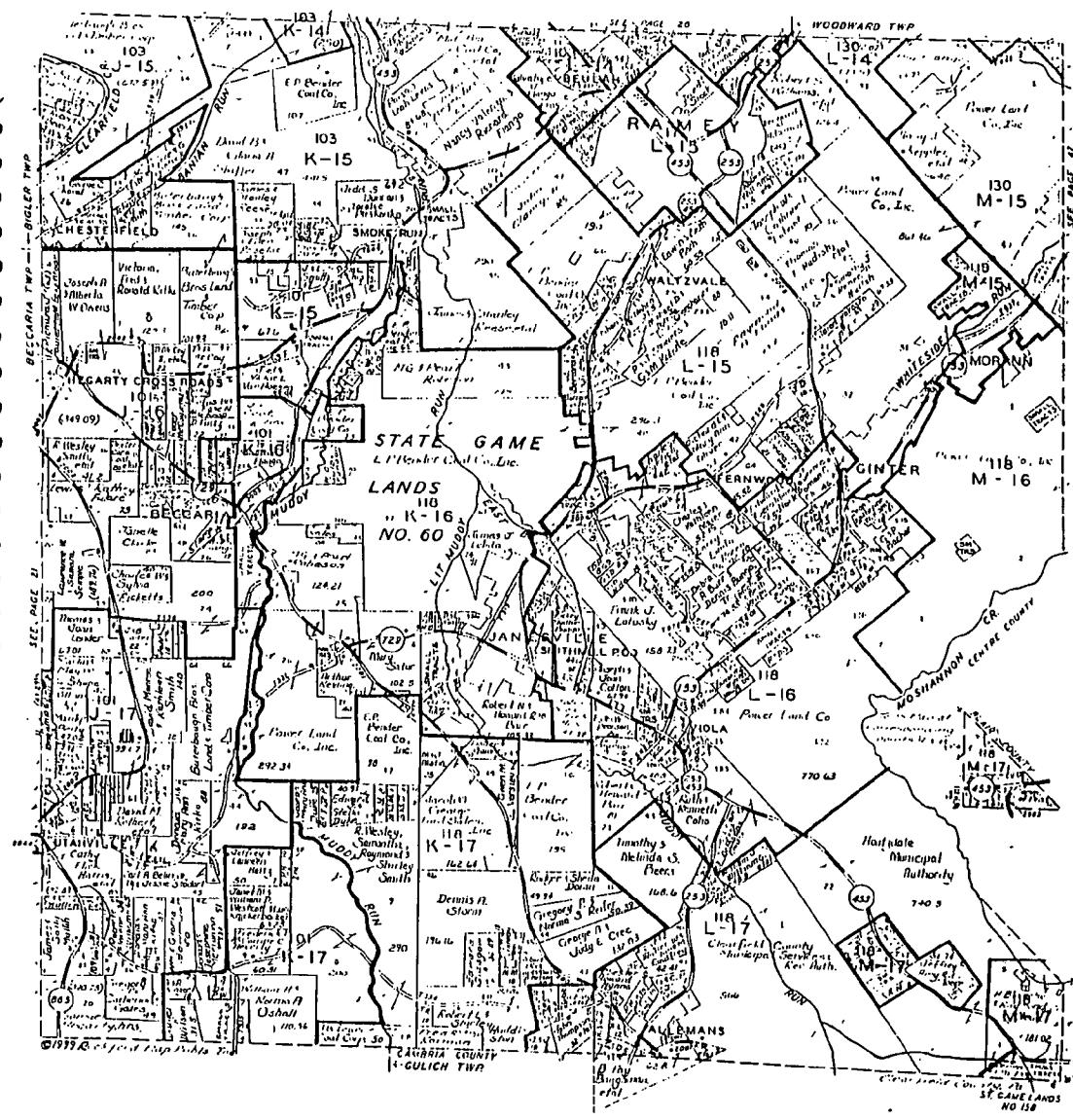
BEGINNING at a post in road, thence by land of John McCoy South $86^{\circ} 12'$ East 2,148 feet to a post and stones; thence by lands of J. Dillon South $1^{\circ} 38'$ West, 1,029 feet to a post; thence by lands of Robert Herdman and George Herdman, North $88^{\circ} 2'$ West 2,199 feet to a post; thence by land of John Herdman and Mrs. W. Dickenson, North $4^{\circ} 23'$ East, 1,097 feet to the place of beginning.

CONTAINING 53 acres, more or less.

EXCEPTING AND RESERVING unto the Grantor herein any right, title, and interest to coal and other mineral rights lying in, under and upon premises.

BEING identified on the Clearfield County Tax Map as Parcel 101-J17-01.

BEING a part of the premises in Deed dated May 9, 2002, of Dexter Carpenter Coal Sales Corp. to Grantors herein in Clearfield County Instrument No. 200207768.



D E E D

THIS DEED, made the 19th day of September, in the year of our Lord two thousand two (2002) between **JOSEPHINE BORON FISHER a/k/a JOSEPHINE B. FISHER**, 11626 Golden Rain Drive, New Port Richey, FL 34654, party of the first part, hereinafter referred to as "Grantor"

- A N D -

DENNIS A. PETERS and KATHLEEN J. PETERS, husband and wife, of R.R. 1, Box 241A, Mifflinburg, PA 17844, parties of the second part, hereinafter referred to as "Grantees".

W I T N E S S E T H :

That for and in consideration of the sum of Twenty-Four Thousand (\$24,000) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Grantees:

ALL the surface of all that certain tract of land situate in Gulich Township, Clearfield County, PA, bounded and described as follows:

On the North and West by Flynn lands; on the East by H. Alleman; and on the South by William J. Conrad. Beginning at a stone heap on the plank road; thence along said road North thirty-eight (38°) degrees West thirty-nine (39) perches to stones; thence along land of H. Alleman eighty-eight (88°) degrees West ninety-eight (98) perches to a post; thence South five (5°) degrees West _____ perches to a post; thence South Eighty-eight (88°) degrees East one hundred twenty-six (126) perches to post and place of beginning. Containing twenty-one (21) acres, more or less.

EXCEPTING AND RESERVING all the exceptions and reservations as contained in the chain of title.

BEING the same premises which Joseph Shadlock, et al. by their Deed dated November 29, 1940 and recorded in the Recorder of Deeds Office in and for Clearfield County, Pennsylvania in Deed Book 334, page 334 granted and conveyed to Louis Boron and Joseph C. Hensal (later revealed to be spelled

"Hensel"). Subsequently, the said Louis Boron died on March 10, 1977 (Clearfield County Estate File No. 77-98). By his Will recorded in Will Book Vol. 31, page 494, the said Louis Boron gave his 1/2 interest in the above-described property to his two daughters, Josephine B. Fisher and Marlene Gainer. Ultimately, Marlene Gainer by Deed dated June 21, 1999 and recorded as aforesaid as Instrument No. 199910584 granted and conveyed her undivided 1/2 interest (actually a 1/4 interest) in the subject premises to the within Grantor thereby vesting an undivided 1/2 interest in the Grantor, Josephine B. Fisher.

Additionally, by Deed dated August 15, 1980 but not recorded until August 8, 2002 as aforesaid as Instrument No. 200212626, the heirs of Joseph Hensel transferred their interest in said premises to Josephine Boron Fisher, the within Grantor. (Although the said Joseph C. "Hensel" originally received the property as aforesaid, an Affidavit of Joseph L. Hensel attached hereto verifies that the previous spelling was incorrect and that the appropriate spelling should be "Hensel".) Further, the Affidavit of Joseph L. Hensel also verifies that the individuals executing the Deed dated August 15, 1980 were, in fact, all of the living heirs of the said Joseph C. Hensel. Accordingly, title to this undivided 1/2 interest vested in the Grantor, Josephine Boron Fisher by virtue of the Deed on August 15, 1980 even though not recorded until much later as described above.

Grantor states that the above property is not presently being used, nor to the best of their knowledge, information and belief, has it ever been used for the disposal of hazardous wastes. This statement is made in compliance with the Solid Waste Management Act No. 1980-97, Section 405.

For the purpose of complying with the Act of July 17, 1957, P.L. 984; 52 P.S. Supp. 1551, as amended, of the General Assembly of Pennsylvania, and for no other purpose, there is incorporated herein the following notice:

THIS DOCUMENT **MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND THE 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.**

FILED

DP : 11.48 ft PL 88.00
,rec & shff
AUG 27 2003

William A. Shaw
Prothonotary

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

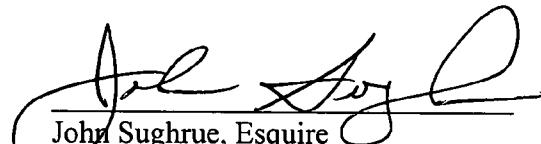
KATHRYN E. COUTURIAUX, *
Plaintiff * No.: 2003-01275-CD
*
vs. * ACTION IN PARTITION
*
DONALD GOOD, ROBERT GOOD, *
BRUNHILDE A. GOOD and *
AUDREY GOOD, *
Defendants *

PRAECIPE FOR APPEARANCE

TO WILLIAM A. SHAW, PROTHONOTARY.

Kindly enter my appearance on behalf of ROBERT GOOD and AUDREY GOOD, Defendants in the above-captioned matter. Direct all pleadings and matters concerning the foregoing to the undersigned.

Date: September 12, 2003



John Sughrue, Esquire
Attorney for Defendants
Attorney I. D. #01037
23 North Second Street
Clearfield, PA 16830
Phone: (814) 765-1704
Fax: (814) 765-6959

cc: George S. Test, Attorney for Kathryn E. Couturiaux
Donald Good
Brunhilde A. Good

FILED

SEP 12 2003

William A. Shaw
Prothonotary/Clerk of Courts

CERTIFICATE OF SERVICE

AND NOW, I do hereby certify that on September 12, 2003, I caused a true and correct copy of PRAECIPE FOR APPEARANCE, to be served on the following and in the manner indicated below:

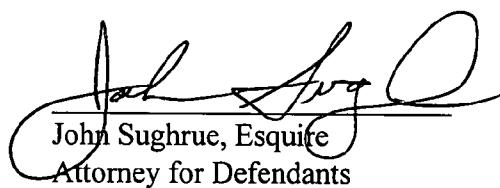
By United States Mail, First Class, Postage Prepaid
Addressed as Follows:

George S. Test Jr., Esq.
PO Box 706
Philipsburg, PA 16866

Donald Good
RD,
West Decatur, PA 16878

Brunhilde A. Good
6335 E. Duncan Street
Mesa, AZ 85205

Date: September 12, 2003



John Sughrue, Esquire
Attorney for Defendants

FILED
OCT 2 00 2003
SEP 12 2003
William A. Shaw
Prothonotary/Clerk of Courts
cc
Amy Sogrine

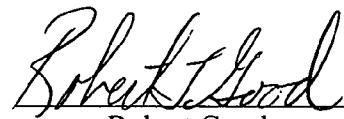
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION - EQUITY

KATHRYN E. COUTURIAUX, *
Plaintiff * No.: 2003-01275-CD
*
vs. * ACTION IN PARTITION
*
DONALD GOOD, ROBERT GOOD, *
BRUNHILDE A. GOOD and *
AUDREY GOOD, *
Defendants *

ACCEPTANCE OF SERVICE

I, ROBERT GOOD, a Defendant in the above captioned Action in Partition hereby acknowledge receipt of and accept service of the Complaint in the above legal action.

Date: Sept 11 2003



Robert Good

GEORGE S. TEST
ATTORNEY-AT-LAW
PHILIPSBURG, PA

FILED

SEP 12 2003

William A. Shaw
Prothonotary/Clerk of Courts

FILED *acc*

012:00-001
SEP 12 2003

Atty Sughrue

scf

William A. Shaw
Prothonotary/Clerk of Courts

In The Court of Common Pleas of Clearfield County, Pennsylvania

COUTURIAUX, KATHRYN E.

VS.

GOOD, DONALD al

COMPLAINT ACTION IN PARTITION

Sheriff Docket # 14490

03-1275-CD

SHERIFF RETURNS

NOW SEPTEMBER 2, 2003 AT 1:00 PM SERVED THE WITHIN COMPLAINT IN PARTITION ON DONALD GOOD, DEFENDANT AT RESIDENCE, WEST DECATUR, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO BRAD GOOD, SON A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT ACTION IN PARTITION AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

SERVED BY: COUDRIET/RYEN

Return Costs

Cost	Description
26.29	SHERIFF HAWKINS PAID BY: ATTY CK# 7249
10.00	SURCHARGE PAID BY: ATTY CK# 7250

Sworn to Before Me This

29th Day Of Sept 2003

WILLIAM A. SHAW

Prothonotary

My Commission Expires
1st Monday in Jan. 2006
Clearfield Co., Clearfield, PA

So Answers,

Chester A. Hawkins
by Marilyn Harris

Chester A. Hawkins
Sheriff

FILED

01314584
SEP 29 2003

William A. Shaw
Prothonotary/Clerk of Courts

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

KATHRYN E. COUTURIAUX,

Plaintiff

*
* No.: 2003-01275-CD

vs.

DONALD GOOD, ROBERT GOOD,
BRUNHILDE A. GOOD and
AUDREY GOOD,

Defendants

*
* ACTION IN PARTITION

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FILED

MAY 11 2004

William A. Shaw
Prothonotary

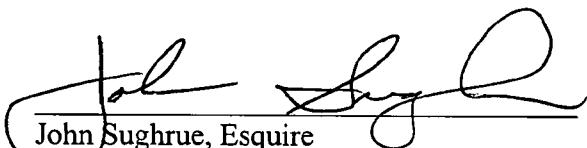
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW

KATHRYN E. COUTURIAUX,	*
Plaintiff	*
	No.: 2003-01275-CD
vs.	*
	ACTION IN PARTITION
DONALD GOOD, ROBERT GOOD,	*
BRUNHILDE A. GOOD and	*
AUDREY GOOD,	*
Defendants	*

NOTICE

TO: KATHRYN E. COUTURIAUX, DONALD A. GOOD AND BRUNHILDE A. GOOD:

**YOU ARE HEREBY NOTIFIED to file a written response to the enclosed
ANSWER AND COUNTERCLAIM OF DEFENDANTS, ROBERT GOOD AND
AUDREY GOOD, within twenty (20) days from service hereof or a judgment may be
entered against you.**



John Sughrue, Esquire
Attorney for Plaintiffs in the Counterclaim

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

KATHRYN E. COUTURIAUX,	*
Plaintiff	*
	No.: 2003-01275-CD
	*
vs.	*
	ACTION IN PARTITION
	*
DONALD GOOD, ROBERT GOOD,	*
BRUNHILDE A. GOOD and	*
AUDREY GOOD,	*
Defendants	*

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff(s). You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU
DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE
THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.**

Court Administrator's Office
Clearfield County Courthouse
1 North Second Street
Clearfield, PA 16830
(814) 765-2641, Extension 32

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

KATHRYN E. COUTURIAUX,	*	
Plaintiff	*	No.: 2003-01275-CD
	*	
vs.	*	ACTION IN PARTITION
	*	
DONALD GOOD, ROBERT GOOD,	*	
BRUNHILDE A. GOOD and	*	
AUDREY GOOD,	*	
Defendants	*	

ANSWER AND COUNTERCLAIM OF DEFENDANTS,
ROBERT GOOD AND AUDREY GOOD

AND NOW, comes Defendants, Robert Good and Audrey Good, by their attorney, John Sughrue, and responds to the Complaint filed in the above-captioned matter as follows:

ANSWER

1-5. Paragraphs 1 through 5 are admitted. Further, Defendant, Donald Good is also known as Donald A. Good and Defendant, Robert Good is also known as Robert L. Good.

6. Admitted.

a. Admitted. Further, said Grantees acquired such interest in the property as tenants in common;

b. Admitted. Further, said Grantees acquired such interest as joint tenants with right of survivorship. Thereafter, the said Alfred E. Good died causing his 1/24 interest in the property acquired by said deed to pass by operation of law to the present surviving joint tenants, specifically Robert L. Good, Kathryn E. Couturiaux and Donald A. Good.

7. Admitted.

8. Admitted in part and denied in part. Said widows are entitled to the first \$30,000 of their deceased spouse's property only if the spouse died intestate and would only be entitled to such an amount from this specific property if they have not otherwise received \$30,000 worth of the deceased spouse's property from other sources. If said decedent's died with a Will, distribution of their property would be in accordance with the terms of the Will. If the decedent's died intestate, the decedent's issue may have an interest in the property. In any event, it is incumbent upon such surviving widows to establish their ownership as a matter of record in Clearfield County, Pennsylvania and strict proof of the same is demanded at trial of this action.

9. Admitted.

10. Admitted.

11. Denied as stated. On the contrary, Robert L. Good seeks an agreement between co-owners as to the price and procedure to effectuate such a sale.

12. Admitted.

13. Admitted in part and denied in part. Defendants agree that Donald A. Good, Kathryn E. Couturiaux and Robert L. Good each own an undivided 4/18 interest in said property. Defendants further believe and therefore aver that Brunhilde A. Good and Audrey Good are the widows of Duane C. Good, deceased, and Alfred E. Good, deceased, respectively, that the said Duane C. Good and Alfred E. Good each died intestate and that under the applicable law that said Defendants are the sole heir and successor to the interest of Duane C. Good and Alfred E. Good in the property. Assuming Defendants beliefs are accurate, then in that event, Brunhilde A. Good and Audrey Good would each own an undivided 3/18 interest in the whole of said property as sole heir of their respective spouse.

14. Admitted.

WHEREFORE, Defendants respectfully move the Honorable Court, pursuant to the Pennsylvania Rules of Civil Procedure to enter an order providing for the following:

1. That the property, which is the subject of this partition action is that parcel of land located in Decatur Township, Clearfield County, Pennsylvania, particularly bounded and described as set forth in the above-referenced deeds dated February 26, 1981 and July 30, 1999 and recorded in Clearfield County in Deed Book 809, Page 262 and as Instrument 199913631 respectively;
2. That all of the owners and their interest in the property is as follows:
 - A. Kathryn E. Couturiaux, 4/18 interest in the undivided whole;
 - B. Robert L. Good, 4/18 interest in the undivided whole;
 - C. Donald A. Good, 4/18 interest in the undivided whole;
 - D. Brunhilde A. Good, 3/18 interest in the undivided whole; and
 - E. Audrey Good, 3/18 interest in the undivided whole.
3. That the property shall be partitioned in accordance with the laws of the Commonwealth of Pennsylvania and the Pennsylvania Rules of Civil Procedure, No. 1551 et seq.

COUNTERCLAIM

15. The facts and averments admitted or set forth in Paragraphs 1 through 14 inclusive, of the answer above, are incorporated herein by reference as though the same were set forth herein at length verbatim.
16. The real property, which is the subject of this Counterclaim in Partition is all that certain real property located in Decatur Township, Clearfield County, Pennsylvania, more particularly bounded and described in those two deeds dated February 26, 1981 and July 30, 1999 and recorded in the Recorder of Deeds Office of Clearfield County, Pennsylvania in Deed Book

809, Page 262 and as Instrument 199913631 respectively, all of which is incorporated herein by reference. Said real property is hereinafter referred to as the, "Premises".

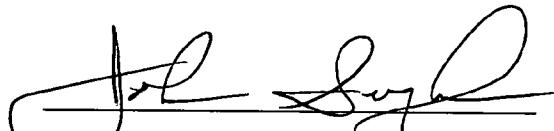
17. The Defendants in this Counterclaim (Crossclaim) are already parties to this action and are specifically, the Plaintiff, Kathryn E. Couturiaux of 177 Black Bear Lane, Philipsburg, PA 16866, and Co-defendants, Donald A. Good of 505 Hartman Road, West Decatur, PA 16878 and Brunhilde A. Good of 6335 East Duncan St., Mesa, AZ 85205.

18. The Premises are owned in fee by the following named individuals who each have an undivided interest in the Premises as set forth beside their name:

- A. Kathryn E. Couturiaux, 4/18 interest in the undivided whole;
- B. Robert L. Good, 4/18 interest in the undivided whole;
- C. Donald A. Good, 4/18 interest in the undivided whole;
- D. Brunhilde A. Good, 3/18 interest in the undivided whole;
- E. Audrey Good, 3/18 interest in the undivided whole.

WHEREFORE, Robert L. Good and Audrey Good, Plaintiffs in the Counterclaim, hereby move the Honorable Court to enter an order pursuant to Pennsylvania Rule of Civil Procedure, 1557, directing partition of the Premises and identifying all of the co-tenants and the nature and extent of their interest in the Premises as heretofore set forth in this Counterclaim.

Respectfully submitted:

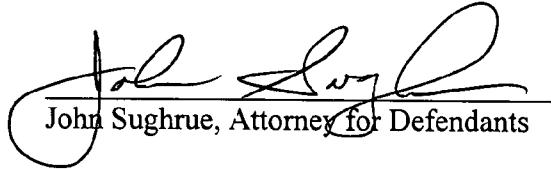


John Sughrue, Attorney for Defendants
and Plaintiffs in the Counterclaim

VERIFICATION

I, John Sughrue, Attorney for Defendants, state that I am acquainted with the facts set forth in the foregoing ANSWER and COUNTERCLAIM OF DEFENDANTS, ROBERT GOOD AND AUDREY GOOD and that the same are true and correct to the best of my knowledge, information, and belief. I further state that this verification is made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities; and that in furtherance of judicial expedience, because the client is unavailable to execute a Verification in time to file this pleading, I am making this verification in order to expedite the pleading. A Verification executed by the Defendants will be filed in due course.

Date: May 11, 2004



John Sughrue, Attorney for Defendants

CERTIFICATE OF SERVICE

AND NOW, I do hereby certify that on May 11, 2004, I caused a true and correct copy of ANSWER and COUNTERCLAIM OF DEFENDANTS, ROBERT GOOD AND AUDREY GOOD to be served on the following and in the manner indicated below:

By United States Mail, First Class, Postage Prepaid
Addressed as Follows:

Kathryn E. Couturiaux
c/o George S. Test, Jr., Esq.
PO Box 706
Philipsburg, PA 16866

Donald A. Good
505 Hartman Road
West Decatur, PA 16878

Brunhilde A. Good
6335 E. Duncan St.
Mesa, AZ 85205

Robert L. Good
1351 Church Ave.
Brockway, PA 15824

Audrey Good
620 Walnut St.
Philipsburg, PA 16866

Date: May 11, 2004



John Sughrue, Esquire
Attorney for Defendants

WITNESS: *[Signature]*

FILED

MAY 11 2004

0/3/25
William A. Shaw
Prothonotary

cc: G. C. Oats

03-1275-CD

Donald A. Good
 505 Hartman Road
 West Decatur, Pa 16878

May 27, 2004

John Sughrue Attorney At Law 23 North Second Street Clearfield, Pa 16830	George S. Test, Esq. Attorney At Law PO Box 706 Philipsburg, Pa 16866	Brunhilde A. Good 6335 E. Duncan Street Mesa, AZ 85205
Kathryn E. Couturiaux 177 Black Bear Lane Philipsburg, Pa 16866	Robert L. Good 1351 Church Ave. Brockway, Pa 15824	Audrey Good 620 Walnut Street Philipsburg, Pa 16866

RE: Couturiaux vs. Good, et al; Clearfield County Partition Action

No: 2003-01-01275-CD

RESPONSE

To all Parties listed in the heading of this letter, I agree with Attorney Sughrue's letter dated May 11, 2004 and his clients desires. However it is stated that to sell the property we must have a deliverable good and a marketable title to which I question Wills and unpaid taxes.

I would suggest a meeting between Attorneys and myself or a meeting with all parties involved with a marketable price in mind.

cc: Robert Good
 Audrey Good
 John Sughrue
 George Test
 Burnhilde Good
 Kathryn Couturiaux

Donald A. Good
Donald A. Good

FILED

JUN 01 2004

0/1:50/1
 William A. Shaw
 Prothonotary

ER
 FILED TO MR. GOOD

CERTIFICATE OF SERVICE

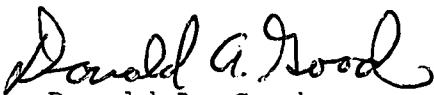
I, Donald A. Good of 505 Hartman Road, West Decatur, Pa 16878 on 01 June 2004 did serve a letter of Response in the manner indicated below:

By United States Mail, First Class, Postage Prepaid

Addressed as Follows:

John Surghrue Attorney At Law 23 North Second Street Clearfield, Pa 16830	George S. Test, Esq. Attorney At Law PO Box 706 Philipsburg, Pa 16866	Brunhilde A. Good 6335 E. Duncan Street Mesa, AZ 85205
Kathryn E. Couturiaux 177 Black Bear Lane Philipsburg, Pa 16866	Robert L. Good 1351 Church Ave. Brockway, Pa 15824	Audrey Good 620 Walnut Street Philipsburg, Pa 16866

Date: 01 June, 2004


Donald A. Good

FILED

JUN 01 2004

**William A. Shaw
Prothonotary**

THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA.

CIVIL ACTION - LAW

KATHRYN E. COUTURIAUX,

Plaintiff

vs.

DONALD GOOD, ROBERT GOOD,
BRUNHILDE A. GOOD and
AUDREY GOOD,

Defendants

*
* No. 2003-01275-CD

*
* ACTION IN PARTITION

*
* CIVIL ACTION - LAW

*
* TYPE OF PLEADING:
* ENTRY OF APPEARANCE

*
* FILED ON BEHALF OF:
* Brunhilde A. Good

*
* COUNSEL OF RECORD FOR
* THIS PARTY:

*
* David C. Mason, Esq.
* Supreme Court No. 39180
* Attorney at Law
* P.O. Box 28
* Philipsburg, PA 16866
* (814) 342-2240

FILED

JUN 04 2004

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA.

CIVIL ACTION - LAW

KATHRYN E. COUTURIAUX,

*

No. 2003-01275-CD

Plaintiff

*

ACTION IN PARTITION

vs.

*

DONALD GOOD, ROBERT GOOD,
BRUNHILDE A. GOOD and
AUDREY GOOD,

*

*

*

*

Defendants

*

*

PRAECIPE FOR ENTRY OF APPEARANCE

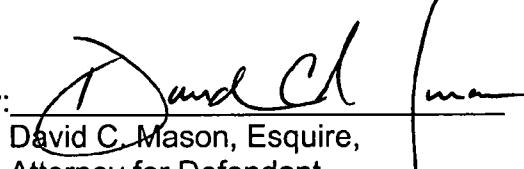
TO THE PROTHONOTARY OF SAID COURT:

Kindly enter my appearance on the behalf of the above named Defendant,
Brunhilde A. Good.

MASON LAW OFFICE

DATED: 6-2-04

By:


David C. Mason, Esquire,
Attorney for Defendant

FILED

M 10⁵⁶ NO²⁴ CC
JUN 04 2004

William A. Shaw
Prothonotary/Clerk of Courts

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

KATHRYN E. COUTURIAUX,

Plaintiff

*

No.: 2003-01275-CD

vs.

*

ACTION IN PARTITION

*

DONALD GOOD, ROBERT GOOD,
BRUNHILDE A. GOOD and
AUDREY GOOD,

Defendants

*

Filed on behalf of:

Kathryn E. Couturiaux, Plaintiff

Counsel for this Party:

George S. Test, Esquire

P. O. Box 706

Philipsburg, PA 16866-0706
(814) 342-4640

PA I.D. #15915

GEORGE S. TEST
ATTORNEY-AT-LAW
PHILIPSBURG, PA

FILED
m/10/3261 wcc
AUG 04 2004
SAC

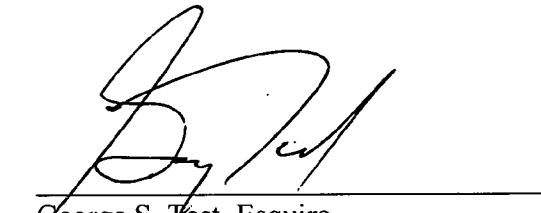
William A. Shaw
Prothonotary/Clerk of Courts

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

KATHRYN E. COUTURIAUX, *
Plaintiff * No.: 2003-01275-CD
*
vs. * ACTION IN PARTITION
*
DONALD GOOD, ROBERT GOOD, *
BRUNHILDE A. GOOD and *
AUDREY GOOD, *
Defendants *

ANSWER TO COUNTERCLAIM

16. Admitted.
17. Admitted.
18. Paragraph 18. is a conclusion of law not an allegation of fact and responsive pleadings are not required.



George S. Test, Esquire
Attorney for Kathryn E. Couturiaux

CERTIFICATE OF SERVICE

AND NOW, I do hereby certify that on August 3, 2004, I caused a true and correct copy of the Answer To Counterclaim to be served on the following and in the manner indicated below:

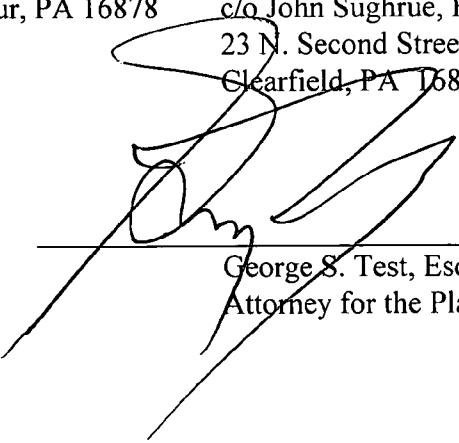
Via United States Mail, First Class, Postage Prepaid
Addressed as follows:

5715
Brunhilde A. Good
6335 E. Duncan Street
Mesa, AZ 85205

Donald A. Good
505 Hartman Road
West Decatur, PA 16878

Audrey Good
Robert L. Good
c/o John Sughrue, Esquire
23 N. Second Street
Clearfield, PA 16830

Date: August 3, 2004


George S. Test, Esquire
Attorney for the Plaintiff

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

KATHRYN E. COUTURIAUX, *
Plaintiff * No.: 03-1275-CD
*
vs. * ACTION IN PARTITION
*
DONALD GOOD, ROBERT GOOD, *
BRUNHILDE A. GOOD and *
AUDREY GOOD, *
Defendants *

CERTIFICATE OF SERVICE

AND NOW, I do hereby certify that on August 12, 2004, I caused a true and correct copy of the Order dated August 11, 2004 to be served on the following and in the manner indicated below:

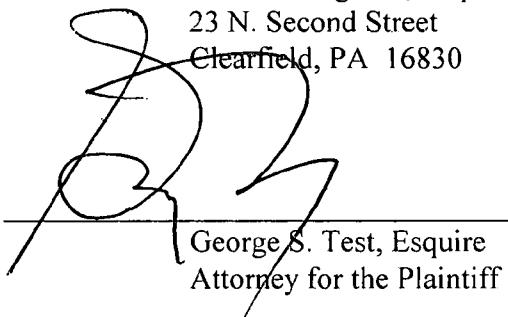
Via United States Mail, First Class, Postage Prepaid
Addressed as follows:

Brunhilde A. Good
5715 E. Duncan Street
Mesa, AZ 85205

Donald A. Good
505 Hartman Road
West Decatur, PA 16878

Audrey Good
Robert L. Good
c/o John Sughrue, Esquire
23 N. Second Street
Clearfield, PA 16830

Date: August 12, 2004



George S. Test, Esquire
Attorney for the Plaintiff

GEORGE S. TEST
ATTORNEY-AT-LAW
PHILIPSBURG, PA

FILED
m 18:47 8/16/04
AUG 16 2004
EAS
William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY,
PENNSYLVANIA
CIVIL DIVISION

KATHRYN E. COUTURIAUX :
:
vs. : No. 03-1275-CD
:
DONALD GOOD, ROBERT GOOD, :
BRUNHILDE, GOOD, and AUDREY :
GOOD :
:

O R D E R

AND NOW, this 11th day of August, 2004, it is the ORDER of the Court that a status conference in the above-captioned matter has been scheduled for Wednesday, September 1, 2004 at 1:30 P.M., in Courtroom No. 1, Clearfield County Courthouse, Clearfield, PA.

BY THE COURT:

Fredric J. Ammerman

FREDRIC J. AMMERMAN
President Judge

I hereby certify this to be a true and attested copy of the original statement filed in this case.

AUG 11 2004

Attest:

Frederic J. Ammerman
President Judge

(A)

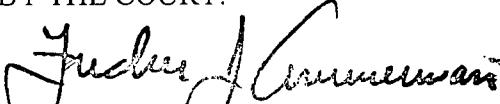
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY,
PENNSYLVANIA
CIVIL DIVISION

KATHRYN E. COUTURIAUX :
:
vs. : No. 03-1275-CD
:
DONALD GOOD, ROBERT GOOD, :
BRUNHILDE, GOOD, and AUDREY :
GOOD :
:

ORDER

AND NOW, this 11th day of August, 2004, it is the ORDER of the Court that a status conference in the above-captioned matter has been scheduled for Wednesday, September 1, 2004 at 1:30 P.M., in Courtroom No. 1, Clearfield County Courthouse, Clearfield, PA.

BY THE COURT:



FREDRIC J. AMMERMAN
President Judge

FILED

AUG 11 2004

William A. Shaw
Prothonotary/Clerk of Courts

FILED

AUG 11 2004

01121861
William A. Shaw
Prothonotary/Clerk of Courts

LEFT TO ~~ARMY'S~~

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Susanna

Mason

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IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

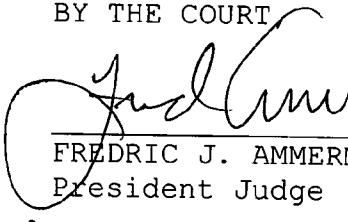
KATHRYN E. COUTURIAUX, :
Plaintiff :
: vs. : NO. 03-1275-CD
: :
DONALD GOOD, et al., :
Defendant :
:

O R D E R

NOW, this 15th day of December, 2004, upon the written request of George S. Test, Esquire, (attached) it is the ORDER of this Court that, pursuant to Rule of Civil Procedure 1558(b), that Winifred Jones-Wenger, Esquire, be and is hereby appointed as Master in Partition. The Master shall proceed in accordance with Rule 1559, et seq.

The Master is also authorized to request deposit of advance fees and costs in such reasonable manner as the Master deems to be necessary.

BY THE COURT


FREDRIC J. AMMERMAN
President Judge

FILED 12/24/2004
0 12:24 PM 2004 Test
DEC 16 2004 +
W. JONES-WENGER
MASON & SCHAFFNER

William A. Shaw
Prothonotary

**GEORGE S. TEST
Attorney-at-Law
P.O. Box 706
Philipsburg, PA 16866**

203 N. Front Street
Moshannon Building - Room 311
Philipsburg, PA 16866

(814) 342-4640
(Fax) 342-3775

November 12, 2004

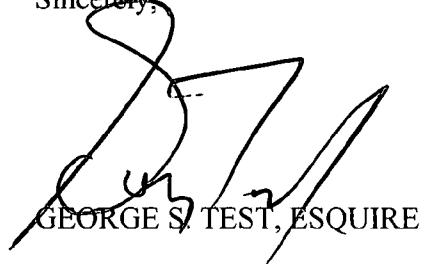
The Honorable Fredric J. Ammerman
President Judge
Clearfield County Courthouse
230 East Market Street
Clearfield, PA 16830

**Re: Kathryn E. Couturiaux
vs.
Donald Good, et al.
Action in Partition
No. 03-1275-CD**

Dear Judge Ammerman:

Would you please appoint a Master in Partition or schedule a hearing in the above captioned matter.

Sincerely,



GEORGE S. TEST, ESQUIRE

GST:cw
cc: John Sughrue, Esquire
David C. Mason, Esquire
Kathryn E. Couturiaux

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

KATHRYN E. COUTURIAUX,
PLAINTIFF

VS.

DONALD GOOD, ROBERT GOOD,
BRUNHILDE A. GOOD and
AUDREY GOOD,
DEFENDANTS

: CIVIL ACTION - EQUITY
: ACTION IN PARTITION
: No. 03-1275-CD
: CERTIFICATE OF SERVICE/RE:
: FIRST REPORT OF MASTER; STIPULATION;
: ORDER
: FILED BY: WINIFRED H. JONES-WENGER,
: MASTER
: COUNSEL OF RECORD FOR PLAINTIFF:
: GEORGE S. TEST, ESQUIRE
: P.O. BOX 706
: PHILIPSBURG, PA 16866
: (814) 342-4640
: COUNSEL OF RECORD FOR DEFENDANTS/
: ROBERT GOOD AND AUDREY GOOD,
: EXECUTRIX:
: JOHN SUGHRUE, ESQUIRE
: 23 NORTH SECOND STREET
: CLEARFIELD, PA 16830
: (814) 765-1704
: COUNSEL OF RECORD FOR DEFENDANT/
: BRUNHILDE A. GOOD, EXECUTRIX:
: DAVID C. MASON, ESQUIRE
: P.O. BOX 28
: PHILIPSBURG, PA 16866
: (814) 342-2240
: DONALD GOOD, pro se
: 505 HARTMAN ROAD
: WEST DECATUR, PA 16878
: (814) 342-6653

FILED NO
M 18:40 AM
JUL 05 2005

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – EQUITY

KATHRYN E. COUTURIAUX, :
Plaintiff :
: :
vs. : No. 03-1275-CD
: ACTION IN PARTITION
DONALD GOOD, ROBERT GOOD, :
BRUNHILDE A. GOOD and :
AUDREY GOOD, :
Defendants :

CERTIFICATE OF SERVICE

I, Winifred H. Jones-Wenger, the undersigned, certify that I did serve a copy of the First Report of Master with proposed Order on:

George Test, Esq.
Attorney for Kathryn E. Couturiaux
P. O. Box 706
Philipsburg, PA 16866
342-4640

John Sughrue, Esq.
Attorney for Robert Good and Audrey Good, Executrix
23 North Second Street
Clearfield, PA 16830
765-1704

David C. Mason, Esq.
Attorney for Brunhilde A. Good, Executrix
P. O. Box 28
Philipsburg, PA 16866
342-2240

Donald Good, pro se
505 Hartman Road
West Decatur, PA 16878
Phone: 342-6653

by depositing the same addressed as set forth above with the U.S. Postal Service on July 1, 2005, for delivery by U.S. mail, first class, postage prepaid.

Dated: July 1, 2005


WINIFRED H. JONES-WENGER
Master

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

KATHRYN E. COUTURIAUX,
PLAINTIFF

VS.

DONALD GOOD, ROBERT GOOD,
BRUNHILDE A. GOOD and
AUDREY GOOD,
DEFENDANTS

: CIVIL ACTION - EQUITY
:
: ACTION IN PARTITION
: No. 03-1275-CD
:
:
: AMENDED CERTIFICATE OF SERVICE/RE:
: ORDER DATED 07/06/05
:
: FILED BY: WINIFRED H. JONES-WENGER,
: MASTER
:
: COUNSEL OF RECORD FOR PLAINTIFF:
: GEORGE S. TEST, ESQUIRE
: P.O. BOX 706
: PHILIPSBURG, PA 16866
: (814) 342-4640
:
: COUNSEL OF RECORD FOR DEFENDANTS/
: ROBERT GOOD AND AUDREY GOOD,
: EXECUTRIX:
: JOHN SUGHRUE, ESQUIRE
: 23 NORTH SECOND STREET
: CLEARFIELD, PA 16830
: (814) 765-1704
:
: COUNSEL OF RECORD FOR DEFENDANT/
: BRUNHILDE A. GOOD, EXECUTRIX:
: DAVID C. MASON, ESQUIRE
: P.O. BOX 28
: PHILIPSBURG, PA 16866
: (814) 342-2240
:
: DONALD GOOD, pro se
: 505 HARTMAN ROAD
: WEST DECATUR, PA 16878
: (814) 342-6653

FILED NO
M 11/19/05
JUL 15 2005
SAC
William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – EQUITY

KATHRYN E. COUTURIAUX, :
Plaintiff :
: vs. : No. 03-1275-CD
: ACTION IN PARTITION
DONALD GOOD, ROBERT GOOD, :
BRUNHILDE A. GOOD and :
AUDREY GOOD, :
Defendants :

CERTIFICATE OF SERVICE

I, Winifred H. Jones-Wenger, the undersigned, certify that I did serve a copy of the Order dated 07/06/05 on the following:

George Test, Esq.
Attorney for Kathryn E. Couturiaux
P. O. Box 706
Philipsburg, PA 16866
342-4640

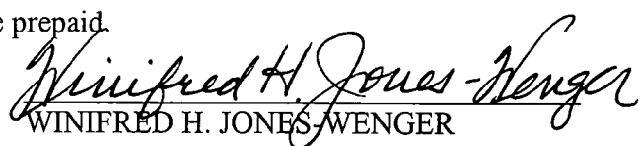
John Sughrue, Esq.
Attorney for Robert Good and Audrey Good, Executrix
23 North Second Street
Clearfield, PA 16830
765-1704

David C. Mason, Esq.
Attorney for Brunhilde A. Good, Executrix
P. O. Box 28
Philipsburg, PA 16866
342-2240

Donald Good, pro se
505 Hartman Road
West Decatur, PA 16878
Phone: 342-6653

by depositing the same addressed as set forth above with the U.S. Postal Service on July 13, 2005, for delivery by U.S. mail, first class, postage prepaid.

Dated: July 14, 2005


WINIFRED H. JONES-WENGER
Master

FILED

JUL 15 2005

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

KATHRYN E. COUTURIAUX,
PLAINTIFF

VS.

DONALD GOOD, ROBERT GOOD,
BRUNHILDE A. GOOD and
AUDREY GOOD,
DEFENDANTS

: CIVIL ACTION - EQUITY
:
: ACTION IN PARTITION
: No. 03-1275-CD
:
:
: CERTIFICATE OF SERVICE/RE: ORDER
: DATED 07/06/05
:
: FILED BY: WINIFRED H. JONES-WENGER,
: MASTER
:
: COUNSEL OF RECORD FOR PLAINTIFF:
: GEORGE S. TEST, ESQUIRE
: P.O. BOX 706
: PHILIPSBURG, PA 16866
: (814) 342-4640
:
: COUNSEL OF RECORD FOR DEFENDANTS/
: ROBERT GOOD AND AUDREY GOOD,
: EXECUTRIX:
: JOHN SUGHRUE, ESQUIRE
: 23 NORTH SECOND STREET
: CLEARFIELD, PA 16830
: (814) 765-1704
:
: COUNSEL OF RECORD FOR DEFENDANT/
: BRUNHILDE A. GOOD, EXECUTRIX:
: DAVID C. MASON, ESQUIRE
: P.O. BOX 28
: PHILIPSBURG, PA 16866
: (814) 342-2240
:
: DONALD GOOD, pro se
: 505 HARTMAN ROAD
: WEST DECATUR, PA 16878
: (814) 342-6653

OF FILED NO
7/10/05
JUL 14 2005

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – EQUITY

KATHRYN E. COUTURIAUX, :
Plaintiff :
vs. :
: No. 03-1275-CD
DONALD GOOD, ROBERT GOOD, : ACTION IN PARTITION
BRUNHILDE A. GOOD and :
AUDREY GOOD, :
Defendants :
: 3cc
013:45 AM
OCT 13 2006
Wenger
CJ

FILED
013:45 AM
OCT 13 2006
Wenger
CJ

William A. Shaw
Prothonotary/Clerk of Courts

ORDER

AND NOW this 13th day of October, 2006, upon receipt
of the SECOND REPORT of the Master, to which is attached the Consent of the parties either
individually or through their counsel, and upon the request of the Master, it is hereby
ORDERED, ADJUDGED AND DECREED as follows:

1. That the sale of certain premises situate in Decatur Township, as proposed in the
Second Report of the Master, which premises are described as follows:

ALL those certain pieces or parcels of land situate in Decatur Township,
Clearfield County, Pennsylvania, being more particularly bounded and
described as follows:

THE FIRST THEREOF: Beginning at a post on the public road leading
from Jeffries Post Office to the New Castle settlement, 68 perches east of
the northeastern corner of the C. B. Kephart property; thence south 4
degrees west 119.3 perches to a post on property line; thence south 86
degrees east 33.45 perches along property line to post; thence north 4
degrees east 119.6 perches to a post on the public road above-mentioned;
thence north 86 degrees and 44 minutes west along said public road 33.45
perches to post and place of beginning. Containing 25 acres, not measure.

THE SECOND THEREOF: Beginning at a post on the public road
leading from Jeffries Post Office to Ashland at the northeast corner of land
heretofore conveyed to C. W. Kizer; thence south 86 degrees east 220.2
feet along said public road to a post; thence south 4 degrees 54 minutes
west 1987.2' feet to a stake or stones on line of Henry Kephart; thence
north 85 degrees 14 minutes west 219 feet to post at southeast corner of

land formerly conveyed to C. W. Kizer; thence north 4 degrees 50 minutes east 1983.6 feet along line of said C. W. Kizer to post and place of beginning. Containing 10 acres.

THE THIRD THEREOF: Beginning at a stake on the public road leading from Jeffries to Ashland at the northeast corner of land contracted to be sold to C. B. Kephart; thence south 88 degrees east 898 feet along said public road to stake on the corner of land sold to C. W. Kizer; thence south 4 degrees 41 minutes west 1393 feet along line of C. W. Kizer, to stake and stones, and northeast corner of land conveyed to Russell A. Kephart; thence north 85 degrees 14 minutes west 898 feet along line of Russell A. Kephart land and on line of lands sold to C. B. Kephart; thence north 4 degrees 41 minutes east 1379.9 feet along line of C. B. Kephart section to stake and place of beginning. Containing 28.5 acres net, and being the same premises which John M. Chase, Jr., et al., by their deed recorded in Deed Book 226 at page 155 granted and conveyed to C. W. Kizer.

Reserving 2 acres, more or less, which C. W. Kizer and wife by their deed recorded in Deed Book 248 at page 544 granted and conveyed to Raymond Kizer.

THE FOURTH THEREOF: Beginning at a stake and stones which is the Southwest corner of this tract of land; thence North 85° 14' West 449 feet to a stake; thence North 4° 41' East along residue of tract, which is land of the Grantors herein to a stake; thence North 85° 14' West 449 feet to a stake on line of land common boundaries to Albright; thence along said Albright line North 4° 41' East 150 feet to a stake and stones on Albright line; thence South along land of the grantees 85° 14' East 898 feet to stake and stones on line of land of what was formerly C. W. Kizer; thence along said Kizer land 4° 41' West 582 feet to a stake and stones the place of beginning.

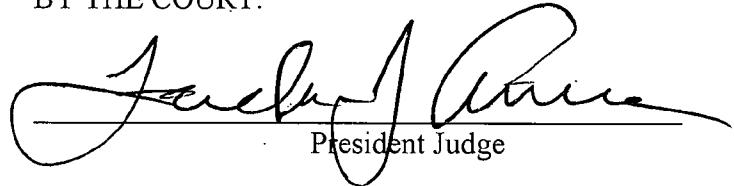
EXCEPTING AND RESERVING, nevertheless, all the stone, coal, fireclay, and other minerals and mining rights as excepted and reserved in Deed from John M. Chase, Jr., et al., executors of John M. Chase, deceased to Russell A. Kephart, and recorded as such; this conveyance being subject to all reservations, covenants, stipulations and agreements therein contained; reference thereunto being had, the same will more fully and at large appear.

UNDER AND SUBJECT, nevertheless, to such express and/or implied exceptions, reservations, conditions, easements, covenants, restrictions, limitations, qualifications and conveyances out as are contained in all prior deeds of record in the chain of title.

is hereby approved and the Master is hereby authorized to execute a Deed on behalf of the owners of such premises in accordance with such Second Report and all other documents necessary for the closing and settlement on the sale of such premises.

2. The Master is authorized to receive and hold the net proceeds from such sale and further investigate and recommend to the Court as to the payment of all appropriate costs authorized by applicable law and the proposed distribution of net proceeds to the owners thereof.

BY THE COURT:



A handwritten signature in black ink, appearing to read "Jacky A. Rose". The signature is fluid and cursive, with a horizontal line drawn beneath it.

President Judge

FILED

OCT 13 2006

William A. Shaw
Prothonotary/Clerk of Courts

DATE: 10/13/06

You are responsible for serving all appropriate parties.

The Prothonotary's Office has provided service to the following parties:

Plaintiff(s) Plaintiff(s) Attorney Other
 Defendant(s) Defendant(s) Attorney
 Special Instructions:

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

KATHRYN E. COUTURIAUX,
PLAINTIFF

VS.

DONALD GOOD, ROBERT GOOD,
BRUNHILDE A. GOOD and
AUDREY GOOD,
DEFENDANTS

: CIVIL ACTION - EQUITY
:
: ACTION IN PARTITION
: No. 03-1275-CD
:
:
: THIRD AND FINAL REPORT OF MASTER
:
:
: FILED BY: WINIFRED H. JONES-WENGER,
: MASTER
:
: COUNSEL OF RECORD FOR PLAINTIFF:
: GEORGE S. TEST, ESQUIRE
: P.O. BOX 706
: PHILIPSBURG, PA 16866
: (814) 342-4640
:
: COUNSEL OF RECORD FOR DEFENDANTS/
: ROBERT GOOD AND AUDREY GOOD,
: EXECUTRIX:
: JOHN SUGHRUE, ESQUIRE
: 23 NORTH SECOND STREET
: CLEARFIELD, PA 16830
: (814) 765-1704
:
: COUNSEL OF RECORD FOR DEFENDANT/
: BRUNHILDE A. GOOD, EXECUTRIX:
: DAVID C. MASON, ESQUIRE
: P.O. BOX 28
: PHILIPSBURG, PA 16866
: (814) 342-2240
:
: DONALD GOOD, pro se
: 505 HARTMAN ROAD
: WEST DECATUR, PA 16878
: (814) 342-6653

FILED
9/11/10 cm
FEB 20 2007
Atty
Wenger
(6k)

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – EQUITY

KATHRYN E. COUTURIAUX, :
Plaintiff :
vs. : No. 03-1275-CD
DONALD GOOD, ROBERT GOOD, : ACTION IN PARTITION
BRUNHILDE A. GOOD and :
AUDREY GOOD, :
Defendants :

THIRD AND FINAL REPORT OF MASTER

TO THE HONORABLE, THE JUDGES OF THE SAID COURT:

The Final Report of Winifred H. Jones-Wenger, Master appointed by this Court, respectfully represents:

1. By Order of Court dated July 6, 2005, the Court directed that partition be made of certain property situate in Decatur Township, Clearfield County among the parties in proportion to their respective interests therein.
2. Pursuant to the Second Report of the Master, the Court entered an Order dated October 13, 2006 authorizing the sale of the premises in Decatur Township, Clearfield County by the Master for the consideration of \$60,000.00 and further authorizing the Master to execute a Deed and other appropriate documents and to hold the net proceeds from such sale pending further Order of Court.
3. Closing and settlement on the sale of the premises occurred on October 20, 2006.
4. The actual expenses in connection with such sale were as follows:

Realtor's Commission	\$ 3,600.00
Seller's share transfer tax (one-half)	600.00
Seller's share 2006 County/Township real estate taxes	55.84

Seller's share 2006-07 School real estate taxes	34.97
Jack Webster - tax bill duplication fee	<u>20.00</u>
Total Expenses of Sale	\$ 4,310.81

5. The net proceeds from such sale are as follows:

Consideration	\$ 60,000.00
Less Expense of sale	<u>4,310.81</u>
Net proceeds	\$ 55,689.19

6. The net proceeds from such sale are held by Master in her trust account.

7. The Master requested the parties to submit claims for expenses and costs that he or she made with respect to the partition action and various parties have submitted claims for expenses as follows:

A. Plaintiff Couturiaux has submitted a claim for reimbursement of \$645.00 for the following expenses as set forth in Exhibit "A" attached hereto:

Appraisal fee	\$ 275.00
Complaint filing fee	85.00
Sheriff's Costs	85.00
Preparation of the Complaint	<u>200.00</u>
TOTAL	\$ 645.00

B. Defendant Robert Good seeks reimbursement from Defendant Donald Good of \$119.30 representing Donald Good's share of real estate taxes for the years 2002, 2003 and 2005 which claim is set forth in Exhibit "B" attached hereto.

C. Defendant Robert Good seeks reimbursement from Plaintiff Couturiaux of \$290.64 representing Kathryn Couturiaux' share of real estate taxes for the years 2000, 2001, 2002, 2003 and 2005 which claim is set forth in Exhibit "B" attached hereto.

D. Defendant Donald Good has submitted a claim for reimbursement of \$186.00 for lost wages and telephone and travel expenses as set forth in Exhibit "C" attached hereto.

8. The various claims have been submitted to all parties for inspection and consideration. Defendant Brunhilde Good, Executor of the Estate of Duane C. Good, and Plaintiff Kathryn E. Couturiaux object to the claim filed by Donald Good (Paragraph 7D above) on the basis that such claim represents an expense borne by all parties and as such is not a proper claim for consideration. (See copy of letter of David C. Mason, Esq. attached hereto as Exhibit "D" and copy of letter of George S. Test, Esq. attached hereto as Exhibit "E"). No party has interposed any objection to any other claims for reimbursement.

9. The Master submits a statement for \$1,875.00 for fees and costs incurred in connection with her services as Master, an itemization of which is attached hereto as Exhibit "F".

8. It is proposed and recommended by the Master that the claim of Kathryn E. Couturiaux for reimbursement as set forth in Paragraph 7A in the amount of \$645.00 be approved as a legally cognizable claim against the partition estate in a partition action, there having been no objection by any other party to such claim.

9. It is proposed and recommended by the Master that the claims of Defendant Robert Good for contribution from Defendant Donald Good in the amount of \$119.30 and from Plaintiff Kathryn E. Couturiaux in the amount of \$290.64 for real estate taxes paid as set forth in Paragraph 7B and Paragraph 7C be approved as a legally cognizable claim in partition action, to be deducted from the share of Donald Good and from the share of Kathryn E. Couturiaux, respectively, there being further no objection by any party to such claims.

10. It is proposed and recommended by the Master that the claim of Defendant Donald Good in the amount of \$186.00 be denied inasmuch as the claim for reimbursement for lost wages, telephone and travel expenses are not recognized nor supported by law.

11. After payment to Kathryn E. Couturiaux for reimbursement in the amount of \$645.00 from the net proceeds and payment of the Master's fees in the amount of \$1,875.00, the balance remaining of \$53,169.19 would be distributed in accordance with the ownership of the parties as follows:

Kathryn E. Couturiaux
4/18th of \$ 53,169.19 \$ 11,815.37
Less reimbursement to Robert Good (290.64)
Total \$ 11,524.73

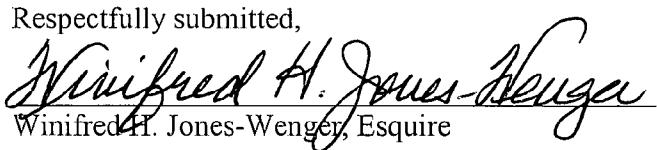
Robert L. Good
4/18th of \$ 53,169.19 \$ 11,815.37
Plus reimbursement from Couturiaux 290.64
Plus reimbursement from D. Good 119.30
Total \$ 12,225.31

12. A proposed Order for entry by this Court is attached hereto for consideration.
13. All parties consent to the entry of such Order as evidenced by the consents
ed herewith

WHEREFORE, it is recommended that the Court enter such Order approving the Third and Final Report of the Master in Partition and authorizing the Master to distribute the funds in the hands of the Master as follows:

Kathryn E. Couturiaux	\$ 12,169.73
Robert L. Good	\$ 12,225.31
Donald A. Good	\$ 11,696.07
Brunhilde A. Good, Executrix	\$ 8,861.54
Audrey Good, Administratrix	\$ 8,861.54
Winifred H. Jones-Wenger, Master fees and costs	<u>\$ 1,875.00</u>
TOTAL DISTRIBUTION	\$ 55,689.19

Respectfully submitted,


Winifred H. Jones-Wenger, Esquire

Dated: 2-20-07

RECEIVED OCT 30 2006

GEORGE S. TEST, ESQ.

Moshannon Building - Room 311
203 North Front Street
P. O. Box 706
Philipsburg, Pennsylvania 16866-0706
Phone (814) 342-4640
Fax (814) 342-3775
E-mail address: geortest@webnmore.net

October 26, 2006

Winifred H. Jones-Wenger
Attorney At Law
333 Laurel Street
P. O. Box 469
Philipsburg, PA 16866-0469

**Re: Action in Partition
Velma Good
Clfd. Co. No. 03-1275-CD**

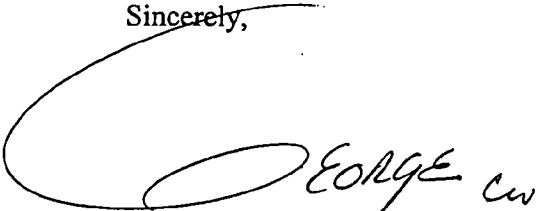
Dear Winifred:

The items I feel my client should be reimbursed for are as follows:

Appraisal Fee	\$275.00
Complaint Filing Fee	85.00
Sheriff's Costs	85.00
Preparation of the Complaint	<u>200.00</u>
Total	\$645.00

I am forwarding a copy of this letter to the other interested parties or their counsel.

Sincerely,



GEORGE S. TEST, ESQUIRE

GST:cw

cc: John Sughrue, Esquire
David C. Mason, Esquire
Donald Good
Kathryn E. Couturiaux

EXHIBIT "A"

JOHN SUGHRUE
Attorney at Law

23 North Second Street
Clearfield, PA 16830

Phone (814) 765-1704

Fax (814) 765-6959

November 21, 2006

Winifred H. Jones-Wenger, Master in Partition
333 Laurel St.
P. O. Box 469
Philipsburg, PA 16866

**RE: Partition Action Distribution
Reimbursement to Robert Good of Funds Advanced,
for the Benefit of All to Pay Real Estate Taxes**

Dear Ms. Jones-Wenger,

This will confirm information given to you orally. In prior years, Robert Good advanced the money and paid real estate taxes on the Good Farm. He was reimbursed by some co-owners and not reimbursed by other co-owners.

Specifically, Kathryn Couturiaux did not reimburse him for her share of the taxes in any regard and Don Good reimbursed for some and not others. I believe those expenditures by Robert as a co-owner were necessary and benefited all owners. Accordingly, we ask that he be reimbursed from the shares of the individuals who owe him the funds.

In particular, excluding 2004 tax year (he cannot locate the taxes or receipt) he is owed the following amounts:

1. From Donald Good:	\$119.30
2. From Kathryn Couturiaux:	\$290.64

A copy of his written claim is attached. These taxes were assessed in the name of Alfred E. Good, et al. c/o Robert Good, Agent. These taxes were pro rated on a 1/5 share for each party as was the prior practice.

Bob makes a claim from Don based on taxes paid for the years 2002, 2003, and 2005. The amount equals 1/5 of the total taxes paid for those years. Copies of the tax receipts are attached.

EXHIBIT "B"

Winifred H. Jones-Wenger, Esq.

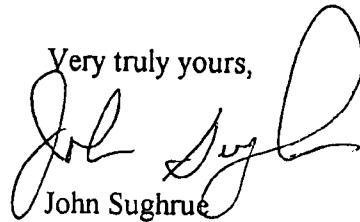
Page 2

11/20/06

Bob makes a claim against Kathryn for the year 2000, 2001, 2002, 2003, and 2005. Copies of the receipts for those years are attached. Although the receipts for 2004 could not be located, it is reasonable to assume that they would be no less than tax year 2003. Please include reimbursement for these sums in your final report or in the alternative, give us notice of the report and an opportunity to file a claim with the court.

Thank you for your consideration of these matters.

Very truly yours,

A handwritten signature in black ink, appearing to read "John Sughrue".

John Sughrue

JS/aw

Enclosures

cc: David C. Mason, Esq.
George S. Test, Esq.
David Thompson, Esq.
Ms. Audrey N. Good
Mr. Donald Good
Mr. Robert Good

Description of Taxes: H, G & 0.644 A		Real Estate Tax For 2000					
Map#:	Acreage:	Assessed Value	Tax Desc	Tax Rate	Discount	Face	Penalty
N12-000-00064	0.644	Land 975	County TOWNSHIP	15.00 6.20	91.51 37.82	93.38 38.59	102.71 42.45
Tax Collector: JACK WEBSTER, TAX COLLECTOR R.R. 1 BOX 578A OSCEOLA MILLS PA 16666 PHONE 814-339-6769 HOURS: TUES., WED. & THURS. 9 AM TO NOON & 1 PM TO 5 PM AFTER DISCOUNT PERIOD BY APPOINTMENT		Bldg. 5,250		0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
MESSAGES DUE TO PAYMENT AND PAYMENT IS REQUESTED FROM GOOD, ALFRED E. ET AL C/O ROBERT GOOD, AGENT BROCKWAY PA		Total 6,225		0.00	0.00	0.00	0.00
Total 129.33							
Payment Schedule							
Received By 5/1/00 @ 2.00 % Discount Pay -->		129.33					
Beginning 7/4/00 @ 10.00 % Penalty Pay -->		145.17					
Unpaid Taxes Returned To Tax Claim On 1/15/01							
Tax Payers Receipt		Signature of Tax Collector		Date Paid		Circle Amount	
15824 0000		J. Webster		3-800		Paid Above	

Entire Statement Must Be Presented With Payment. Self Addressed Stamped Envelope Must Be Enclosed When A Return Receipt Is Requested.

Bill# 812 Mail Date: 3/1/00 County of Clearfield, Pennsylvania / DECATUR TOWNSHIP		Control # 1120 19733					
Description of Taxes: 7.54 A		Real Estate Tax For 2000					
Map#:	Acreage:	Assessed Value	Tax Desc	Tax Rate	Discount	Face	Penalty
M12-000-003.1	7.540	Land 675	County TOWNSHIP	15.00 6.20	9.92 4.10	10.13 4.18	11.14 4.60
Tax Collector: JACK WEBSTER, TAX COLLECTOR R.R. 1 BOX 578A OSCEOLA MILLS PA 16666 PHONE 814-339-6769 HOURS TUES., WED. & THURS. 9 AM TO NOON & 1 PM TO 5 PM AFTER DISCOUNT PERIOD BY APPOINTMENT		Bldg. 0		0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
MESSAGES DUE TO PAYMENT AND PAYMENT IS REQUESTED FROM GOOD, ALFRED E. ET AL C/O ROBERT GOOD, AGENT 1351 CHURCH AVENUE BROCKWAY PA		Total 675		0.00	0.00	0.00	0.00
Total 14.02							
Payment Schedule							
Received By 5/1/00 @ 2.00 % Discount Pay -->		14.02					
Beginning 7/4/00 @ 10.00 % Penalty Pay -->		15.74					
Unpaid Taxes Returned To Tax Claim On 1/15/01							
Tax Payers Receipt		Signature of Tax Collector		Date Paid		Circle Amount	
15824 0000		J. Webster		3-800		Paid Above	

Entire Statement Must Be Presented With Payment. Self Addressed Stamped Envelope Must Be Enclosed When A Return Receipt Is Requested.

VOTE
BASINGER
DISTRICT JUSTICE

TAXES
TODAY
1/15/01
3-800

Description of Property H, G & 0.644 A	
Map # N12-000-00064	
Payable To: JACK WEBSTER, TAX COLLECTOR P.R 1 BOX 578A OSCEOLA MILLS PA 16666 PHONE 814-339-6769 HOURS TUES., WED. & THURS. 9 AM TO NOON & 1 PM TO 5 PM AFTER DISCOUNT PERIOD BY APPOINTMENT	
Taxes Are Due And Payable And Payments Is Requested From: GOOD, ALFRED E. ET AL C/O ROBERT GOOD, AGENT BROCKWAY PA 15824	

Real Estate Tax
For 2001

Assessed Value	Tax Desc	Tax Rate	Discount	Face	Penalty
Land	School	77.70	474.01	483.68	532.05
975					
Bldg.					
5,250					
Total					
6,225					
	Total				

Payment Schedule

Received By	10/1/01	@	2.00 % Discount Pay -->	474.01
Between	10/20/01/02/01	AND	12/20/01/02/01	483.68
Beginning	12/2/01	@	10.00 % Penalty Pay -->	532.05
Last Day To Pay Tax Collector	12/27/01			
Unpaid Taxes Returned To Tax Claim On	1/15/02		At 8:30 AM	

Tax Collectors
Copy

Date Paid

Entire Statement Must Be Presented With Payment. Self Addressed Stamped Envelope Must Be Enclosed When A Return Receipt Is Requested.

Bill# 835 Mail Date: 8/1/01

COUNTY OF CLEARFIELD / PHILIPSBURG-OSCEOLA SCHOOL DISTRICT / DECATUR TOWNSHIP

Control # 1120-19734

Description of Property 60 A	
Map # M12-000-00016	
Payable To: JACK WEBSTER, TAX COLLECTOR R R 1 BOX 578A OSCEOLA MILLS PA 16666 PHONE 814-339-6769 HOURS TUES., WED. & THURS. 9 AM TO NOON & 1 PM TO 5 PM AFTER DISCOUNT PERIOD BY APPOINTMENT	
Taxes Are Due And Payable And Payments Is Requested From: GOOD, ALFRED ET AL C/O ROBERT GOOD, AGENT 1351 CHURCH AVENUE BROCKWAY PA 15724	

Real Estate Tax
For 2001

Assessed Value	Tax Desc	Tax Rate	Discount	Face	Penalty
Land	School	77.70	125.64	128.21	141.03
1,650					
Bldg.					
0					
Total					
1,650					
	Total				

Payment Schedule

Received By	10/1/01	@	2.00 % Discount Pay -->	125.64
Between	10/20/01/02/01	AND	12/20/01/02/01	128.21
Beginning	12/2/01	@	10.00 % Penalty Pay -->	141.03
Last Day To Pay Tax Collector	12/27/01			
Unpaid Taxes Returned To Tax Claim On	1/15/02		At 8:30 AM	

Tax Collectors
Copy

Date Paid

Entire Statement Must Be Presented With Payment. Self Addressed Stamped Envelope Must Be Enclosed When A Return Receipt Is Requested.

Bill# 833 Mail Date: 8/1/01

COUNTY OF CLEARFIELD / PHILIPSBURG-OSCEOLA SCHOOL DISTRICT / DECATUR TOWNSHIP

Control # 1120-19733

Description of Property 7.54 A	
Map # M12-000-0031	
Payable To: JACK WEBSTER, TAX COLLECTOR R R 1 BOX 578A OSCEOLA MILLS PA 16666 PHONE 814-339-6769 HOURS TUES., WED. & THURS. 9 AM TO NOON & 1 PM TO 5 PM AFTER DISCOUNT PERIOD BY APPOINTMENT	
Taxes Are Due And Payable And Payments Is Requested From: GOOD, ALFRED E. ET AL C/O ROBERT GOOD, AGENT 1351 CHURCH AVENUE BROCKWAY PA 15724	

Real Estate Tax
For 2001

Assessed Value	Tax Desc	Tax Rate	Discount	Face	Penalty
Land	School	77.70	51.40	52.45	57.69
675					
Bldg.					
0					
Total					
675					
	Total				

Payment Schedule

Received By	10/1/01	@	2.00 % Discount Pay -->	51.40
Between	10/20/01/02/01	AND	12/20/01/02/01	52.45
Beginning	12/2/01	@	10.00 % Penalty Pay -->	57.69
Last Day To Pay Tax Collector	12/27/01			
Unpaid Taxes Returned To Tax Claim On	1/15/02		At 8:30 AM	

Tax Collectors
Copy

Date Paid

Entire Statement Must Be Presented With Payment. Self Addressed Stamped Envelope Must Be Enclosed When A Return Receipt Is Requested.



VOTE
BASINGER
DISTRICT JUSTICE

Year 2001

Total 730.77

$\frac{1}{5} = 146.15$

Bill # 845 County Of Clearfield - DECATUR TOWNSHIP Control# 112.0-19734
Description of Taxable FOR TAX YEAR 2002
60 A

Payable To:

JACK WEBSTER
RR 1 BOX 578A
OSCEOLA MILLS PA 16666

Desc. Of Tax	Tax Rate	Amt of Tax
COUNTY TAX	15.00	24.75
Township Tax	6.20	10.23
		0.00

TAXES ARE DUE AND PAYABLE FROM:
GOOD, ALFRED ET AL
C/O ROBERT GOOD, AGENT
1351 CHURCH AVENUE
BROCKWAY PA 15724

*	PAYMENT SCHEDULE	*
RECEIVED BY	05/01/2002 =	34.29
FROM	05/02/02-07/03/02 =	34.98
BEGINNING	07/04/2002 =	38.48

ENCLOSE SELF ADDRESSED STAMPED ENVELOPE
WHEN A RETURN RECEIPT IS REQUESTED

Jack Webster 10 24 02 3848
SIGNATURE OF T.C. DATE PAID AMOUNT

TAXPAYERS COPY

Bill # 843 County Of Clearfield - DECATUR TOWNSHIP Control# 112.0-19733
Description of Taxable FOR TAX YEAR 2002

.54 A
Payable To:
JACK WEBSTER
RR 1 BOX 578A
OSCEOLA MILLS PA 16666

TAXES ARE DUE AND PAYABLE FROM:
GOOD, ALFRED E. ET AL
C/O ROBERT GOOD, AGENT
1351 CHURCH AVENUE
BROCKWAY PA 15824

Desc. Of Tax	Tax Rate	Amt of Tax
COUNTY TAX	15.00	10.13
Township Tax	6.20	4.18
		0.00

*	PAYMENT SCHEDULE	*
RECEIVED BY	05/01/2002 =	14.02
FROM	05/02/02-07/03/02 =	14.31
BEGINNING	07/04/2002 =	15.74

ENCLOSE SELF ADDRESSED STAMPED ENVELOPE
WHEN A RETURN RECEIPT IS REQUESTED

Jack Webster 10 24 02 1574
SIGNATURE OF T.C. DATE PAID AMOUNT

TAXPAYERS COPY

2002
VOTE
BASINGER
DISTRICT JUSTICE

1111

Bill # 843 P-O School District - DECATUR TOWNSHIP Control# 112.0-19733
Description of Taxable FOR TAX YEAR 2002
7.54 A

Payable To:
JACK WEBSTER
RR 1 BOX 578A
OSCEOLA MILLS PA 16666

Desc. Of Tax	Tax Rate	Amt of Tax
SCHOOL TAX	0.00	53.64

TAXES ARE DUE AND PAYABLE FROM:
GOOD, ALFRED E. ET AL
C/O ROBERT GOOD, AGENT
1351 CHURCH AVENUE
BROCKWAY PA 15824

	Total Tax>
*	PAYMENT SCHEDULE
RECEIVED BY 10/01/2002 =	53.64
FROM 10/02/02-12/02/02 =	52.57
BEGINNING 12/03/2002 =	53.64
	59.01

ENCLOSE SELF ADDRESSED STAMPED ENVELOPE
WHEN A RETURN RECEIPT IS REQUESTED

Jack Webster 9-30-02 5257
SIGNATURE OF T.C. DATE PAID AMOUNT

TAXPAYERS COPY

Bill # 845 P-O School District - DECATUR TOWNSHIP Control# 112.0-19734
Description of Taxable FOR TAX YEAR 2002
0 A

Payable To:
JACK WEBSTER
RR 1 BOX 578A
OSCEOLA MILLS PA 16666

Desc. Of Tax	Tax Rate	Amt of Tax
SCHOOL TAX	0.00	131.13

TAXES ARE DUE AND PAYABLE FROM:
GOOD, ALFRED ET AL
C/O ROBERT GOOD, AGENT
351 CHURCH AVENUE
ROCKWAY PA 15724

	Total Tax>
*	PAYMENT SCHEDULE
RECEIVED BY 10/01/2002 =	131.13
FROM 10/02/02-12/02/02 =	128.50
BEGINNING 12/03/2002 =	131.13
	144.24

ENCLOSE SELF ADDRESSED STAMPED ENVELOPE
WHEN A RETURN RECEIPT IS REQUESTED

Jack Webster 9-30-02 13850
SIGNATURE OF T.C. DATE PAID AMOUNT

TAXPAYERS COPY

db DEPOSIT BANK

tax on farm land 2003

150.28

61.48

21176 42.35
21176

829 Mail Date: 8/1/2003

COUNTY OF CLEARFIELD / PHILSPBURG-OSCEOLA SCHOOL DISTRICT / DECATUR TOWNSHIP

Control # 1120-19733

Taxes Payable 7.54 A

103.1

JACK WEBSTER, TAX COLLECTOR

ANE HIGHWAY

LA MILLS PA 16666

814-339-6769

TUES., WED. & THURS.

NOON & 1 PM TO 5 PM

DISCOUNT PERIOD BY APPOINTMENT

Allocation Payable and Payment is Requested from

ALFRED E. ET AL

BERT GOOD, AGENT

HURCH AVENUE

WAY PA 15824

Real Estate Tax
For 2003

Assessed Value	Tax Desc	Tax Rate	Discount	Face	Penalty
Land	School	82.80	54.77	55.89	61.48
675					
Bldg.					
0					
Total					
675					
	Total				

Payment Schedule

Received By	10/1/2003	@ 2.00 % Discount Pay →	54.77
Between	10/2/2003 AND 10/29/2003		55.89
Beginning	12/3/2003	@ 10.00 % Penalty Pay →	61.48
Last Day For Pay Tax Collector	1/15/2004		
Unpaid Taxes Returned To Tax Claim On	1/15/2004	At 8:30 AM	

Tax Collectors

Copy

Date Paid

ment Must Be Presented With Payment. Self Addressed Stamped Envelope Must Be Enclosed When A Return Receipt Is Requested.

830 Mail Date: 8/1/2003 COUNTY OF CLEARFIELD / PHILSPBURG-OSCEOLA SCHOOL DISTRICT / DECATUR TOWNSHIP Control # 1120 - 19734

Taxes Payable 60 A

016

JACK WEBSTER, TAX COLLECTOR

E HIGHWAY

MILLS PA 16666

4-339-6769

TUES., WED. & THURS.

NOON & 1 PM TO 5 PM

DISCOUNT PERIOD BY APPOINTMENT

Allocation Payable and Payment is Requested from

ALFRED ET AL

BERT GOOD, AGENT

HURCH AVENUE

WAY PA 15724

Real Estate Tax
For 2003

Assessed Value	Tax Desc	Tax Rate	Discount	Face	Penalty
Land	School	82.80	133.89	136.62	150.28
1,650					
Bldg.					
0					
Total					
1,650					
	Total				

Payment Schedule

Received By	10/1/2003	@ 2.00 % Discount Pay →	133.89
Between	10/2/2003 AND 10/29/2003		136.62
Beginning	12/3/2003	@ 10.00 % Penalty Pay →	150.28
Last Day For Pay Tax Collector	1/15/2004		
Unpaid Taxes Returned To Tax Claim On	1/15/2004	At 8:30 AM	

Circle Amount

Tax Payers

Receipt

Signature of Tax Collector

Date Paid

Paid Above

ment Must Be Presented With Payment. Self Addressed Stamped Envelope Must Be Enclosed When A Return Receipt Is Requested.

db DEPOSIT BANK

Tax Bill for 2005

1 3 2 2 2
5 4 0 9

1 8 6 3 1

~~3 7 2 6~~
1 8 6 3 1

4 3 7 2 6

"You're #1 With Us"

Bill# 849 Mail Date: 8/15/2005 COUNTY OF CLEARFIELD / PHILIPSBURG-OSCEOLA SCHOOL DISTRICT / DECATUR TOWNSHIP Control # 1120-19734

Description of Property 60A Map # M12-000-00016 Receivable by JACK WEBSTER, TAX COLLECTOR 920 DRANE HIGHWAY OSCEOLA MILLS PA 16666 PHONE 814-339-6769 HOURS TUES., WED. & THURS. 9 AM TO NOON & 1 PM TO 5 PM AFTER DISCOUNT PERIOD BY APPOINTMENT Taxes Are Due and Payable and Payments Requested From GOOD, ALFRED ET AL C/O ROBERT GOOD, AGENT 1351 CHURCH AVENUE BROCKWAY PA 15724

Real Estate Tax For 2005		Assessed Value	Tax Desc	Tax Rate	Discount	Face	Penalty
Land	School	72.85		117.80		120.20	132.22
1,650							
Bldg.							
0							
Total							
1,650		Total		117.80		120.20	132.22

Payment Schedule

Received By 10/14/2005 @ 2.00 % Discount Pay →	117.80
Between 10/15/2005 AND 12/5/2005 Pay →	20.20
Beginning 12/16/2005 @ 10.00 % Penalty Pay →	132.22
Last Day To Pay To Collector 1/15/2006	

Unpaid Taxes Returned To Tax Claim By 1/15/2006

At 8:30 AM

Circle Amount

Paid Above

Entire Statement Must Be Presented With Payment. Self Addressed Stamped Envelope Must Be Enclosed When A Return Receipt Is Requested.

Bill# 848 Mail Date: 8/15/2005 COUNTY OF CLEARFIELD / PHILIPSBURG-OSCEOLA SCHOOL DISTRICT / DECATUR TOWNSHIP Control # 1120-19733

Description of Property 754A Map # M12-000-0031 Receivable by JACK WEBSTER, TAX COLLECTOR 920 DRANE HIGHWAY OSCEOLA MILLS PA 16666 PHONE 814-339-6769 HOURS TUES., WED. & THURS. 9 AM TO NOON & 1 PM TO 5 PM AFTER DISCOUNT PERIOD BY APPOINTMENT Taxes Are Due and Payable and Payments Requested From GOOD, ALFRED E. ET AL C/O ROBERT GOOD, AGENT 1351 CHURCH AVENUE BROCKWAY PA 15824

Real Estate Tax For 2005		Assessed Value	Tax Desc	Tax Rate	Discount	Face	Penalty
Land	School	72.85		48.19		49.17	54.09
675							
Bldg.							
0							
Total							
675		Total		48.19		49.17	54.09

Payment Schedule

Received By 10/14/2005 @ 2.00 % Discount Pay →	48.19
Between 10/15/2005 AND 12/5/2005 Pay →	20.17
Beginning 12/16/2005 @ 10.00 % Penalty Pay →	54.09
Last Day To Pay To Collector 1/15/2006	

Unpaid Taxes Returned To Tax Claim By 1/15/2006

At 8:30 AM

Circle Amount

Paid Above

Entire Statement Must Be Presented With Payment. Self Addressed Stamped Envelope Must Be Enclosed When A Return Receipt Is Requested.

db DEPOSIT BANK

DON
2000

2003 Tax on Farm Land

$$\begin{array}{r} 6148 \\ 15029 \\ \hline 21170 \end{array}$$

$$\begin{array}{r} 4235 \\ 5731176 \\ \hline 4235 \end{array}$$

Bill# 829 Mail Date: 8/1/2003

COUNTY OF CLEARFIELD / PHILIPSBURG-OSCEOLA SCHOOL DISTRICT / DECATUR TOWNSHIP

Control # 1120-19733

Description of Taxable Land 7.54 A	
Map # M12-000-003.1	
Payable To: JACK WEBSTER, TAX COLLECTOR 920 DRANE HIGHWAY OSCEOLA MILLS PA 16666 PHONE 814-339-6769 HOURS TUES., WED. & THURS. 9 AM TO NOON & 1 PM TO 5 PM AFTER DISCOUNT PERIOD BY APPOINTMENT	
Taxes Are Due and Payments Requested From: GOOD, ALFRED E. ET AL C/O ROBERT GOOD, AGENT 1351 CHURCH AVENUE BROCKWAY PA 15724	

Real Estate Tax
For 2003

Assessed Value	Tax Desc	Tax Rate	Discount	Face	Penalty
Land 675	School	82.80	54.77	55.89	61.48
Bldg. 0					
Total 675		Total			

Payment Schedule

Received By	10/1/2003	@ 2.00 % Discount Pay →	54.77
Beginning	10/2/2003	10/2/2003	61.48
Beginning	12/3/2003	@ 10.00 % Penalty Pay →	61.48
Unpaid Taxes Returned To Tax Claim On	1/15/2004	At 8:30 AM	

Tax Collectors

Copy

Date Paid

Entire Statement Must Be Presented With Payment. Self Addressed Stamped Envelope Must Be Enclosed When A Return Receipt Is Requested.

Bill# 830 Mail Date: 8/1/2003 COUNTY OF CLEARFIELD / PHILIPSBURG-OSCEOLA SCHOOL DISTRICT / DECATUR TOWNSHIP Control # 1120 - 19734

Description of Taxable Land 60 A	
Map # M12-000-0016	
Payable To: JACK WEBSTER, TAX COLLECTOR 920 DRANE HIGHWAY OSCEOLA MILLS PA 16666 PHONE 814-339-6769 HOURS TUES., WED. & THURS. 9 AM TO NOON & 1 PM TO 5 PM AFTER DISCOUNT PERIOD BY APPOINTMENT	
Taxes Are Due and Payments Requested From: GOOD, ALFRED ET AL C/O ROBERT GOOD, AGENT 1351 CHURCH AVENUE BROCKWAY PA 15724	

Real Estate Tax
For 2003

Assessed Value	Tax Desc	Tax Rate	Discount	Face	Penalty
Land 1,650	School	82.80	133.89	138.62	150.28
Bldg. 0					
Total 1,650		Total			

Payment Schedule

Received By	10/1/2003	@ 2.00 % Discount Pay →	133.89
Beginning	10/2/2003	10/2/2003	150.28
Beginning	12/3/2003	@ 10.00 % Penalty Pay →	150.28
Unpaid Taxes Returned To Tax Claim On	1/15/2004	At 8:30 AM	

Tax Payers

Receipt

Signature of Tax Collector

Date Paid

Circle Amount

Paid Above

Entire Statement Must Be Presented With Payment. Self Addressed Stamped Envelope Must Be Enclosed When A Return Receipt Is Requested.

Bill# 844 Mail Date: 3/1/02 County of Clearfield, Pennsylvania / DECATUR TOWNSHIP Control # 1120 37251

Description of Taxable Property H, G & 0.644 A	
Map #	
M12-000-00064	
Payable To: JACK WEBSTER, TAX COLLECTOR	
R R 1 BOX 578A	
OSCEOLA MILLS PA 16666	
PHONE 814-339-6769	
HOURS TUES., WED. & THURS.	
9 AM TO NOON & 1 PM TO 5 PM	
AFTER DISCOUNT PERIOD BY APPOINTMENT	
Taxes Are Due 3/1/02 and Payment Is Requested From:	
GOOD, ALFRED E. ET AL	
C/O ROBERT GOOD, AGENT	
BROCKWAY PA 15824	

Real Estate Tax For 2002		Assessed Value	Tax Desc	Tax Rate	Discount	Face	Penalty
Land	County	15.00		91.51	93.38	102.71	
975	TOWNSHIP	6.20		37.82	38.60	42.45	
Bldg.		0.00					
5,250		0.00					
Total		0.00					
6,225		Total					

Payment Schedule

Received By	5/1/02 @	2.00 % Discount Pay -->	129.33
Between	5/2/02 AND	5/3/02 Pay	129.33
Beginning	7/4/02 @	10.00 % Penalty Pay -->	145.16
Last Day To Pay Tax Collector	7/14/02		

Unpaid Taxes Returned To Tax Claim On 1/15/03 At 8:30 AM

Tax Collectors

Copy

Date Paid

Entire Statement Must Be Presented With Payment. Self Addressed Stamped Envelope Must Be Enclosed When A Return Receipt Is Requested.

Bill# 843 Mail Date: 3/1/02 County of Clearfield, Pennsylvania / DECATUR TOWNSHIP

Control # 1120 19733

Description of Taxable Property 7.54 A	
Map #	
M12-000-0031	
Payable To: JACK WEBSTER, TAX COLLECTOR	
R R 1 BOX 578A	
OSCEOLA MILLS PA 16666	
PHONE 814-339-6769	
HOURS TUES., WED. & THURS.	
9 AM TO NOON & 1 PM TO 5 PM	
AFTER DISCOUNT PERIOD BY APPOINTMENT	
Taxes Are Due 3/1/02 and Payment Is Requested From:	
GOOD, ALFRED E. ET AL	
C/O ROBERT GOOD, AGENT	
1351 CHURCH AVENUE	
BROCKWAY PA 15824	

Real Estate Tax For 2002		Assessed Value	Tax Desc	Tax Rate	Discount	Face	Penalty
Land	County	15.00		9.92	10.13	11.14	
675	TOWNSHIP	6.20		4.10	4.18	4.60	
Bldg.		0.00					
0		0.00					
Total		0.00					
675		Total					

Payment Schedule

Received By	5/1/02 @	2.00 % Discount Pay -->	14.02
Between	5/2/02 AND	5/3/02 Pay	
Beginning	7/4/02 @	10.00 % Penalty Pay -->	15.74
Last Day To Pay Tax Collector	7/14/02		

Unpaid Taxes Returned To Tax Claim On 1/15/03 At 8:30 AM

Tax Collectors

Copy

Date Paid

Entire Statement Must Be Presented With Payment. Self Addressed Stamped Envelope Must Be Enclosed When A Return Receipt Is Requested.



**UOTE
BASINGER
DISTRICT JUSTICE**

Total 2002 Taxes

199.38

$\frac{1}{2} = 39.69$

848 Mail Date: 8/15/2005 COUNTY OF CLEARFIELD / PHILIP MURRAY OSCEOLA SCHOOL DISTRICT / DECAR TOWNSHIP Control # 1120-19733

Assessed Value 7.54 A

Land # M12-000-003.1
RECEIVER: JACK WEBSTER, TAX COLLECTOR
920 DRANE HIGHWAY
OSCEOLA MILLS PA 16666
PHONE 814-339-6769
HOURS TUES., WED. & THURS.
9 AM TO NOON & 1 PM TO 5 PM
AFTER DISCOUNT PERIOD BY APPINTMENT

~~TAXES ARE DUE AND PAYABLE IN TWO EQUAL PAYMENTS REQUESTED FROM~~
GOOD, ALFRED E. ET AL
C/O ROBERT GOOD, AGENT
1351 CHURCH AVENUE
BROCKWAY PA 15724

Real Estate Tax
For 2005

Assessed Value	Tax Desc	Tax Rate	Discount	Face	Penalty
Land	School	72.85	48.19	49.17	54.09
675					
Bldg.					
0					
Total					
675			Total		

Payment Schedule

Received By 10/14/2005 @ 2.00 % Discount Pay →

Between 10/14/2005 AND 12/15/2005

Beginning 12/16/2005 @ 10.00 % Penalty Pay →

Between 12/16/2005 AND 1/15/2006

Unpaid Taxes Returned To Tax Claim By 1/15/2006 At 8:30 AM

Tax Payers

Receipt

Jack Webster
Signature of Tax Collector

11 2300
Date Paid

Circle Amount
Paid Above

Entire Statement Must Be Presented With Payment. Self Addressed Stamped Envelope Must Be Enclosed When A Return Receipt Is Requested.

Assessed Value 60 A

Land # 4000-00016
RECEIVER: JACK WEBSTER, TAX COLLECTOR
920 DRANE HIGHWAY
OSCEOLA MILLS PA 16666
PHONE 814-339-6769
HOURS TUES., WED. & THURS.
9 AM TO NOON & 1 PM TO 5 PM
AFTER DISCOUNT PERIOD BY APPINTMENT

~~TAXES ARE DUE AND PAYABLE IN TWO EQUAL PAYMENTS REQUESTED FROM~~
GOOD, ALFRED ET AL
C/O ROBERT GOOD, AGENT
1351 CHURCH AVENUE
BROCKWAY PA 15724

Real Estate Tax
For 2005

Assessed Value	Tax Desc	Tax Rate	Discount	Face	Penalty
Land	School	72.85	117.80	120.20	132.22
1,650					
Bldg.					
0					
Total			Total		
1,650					

Payment Schedule

Received By 10/14/2005 @ 2.00 % Discount Pay →

Between 10/14/2005 AND 12/15/2005

Beginning 12/16/2005 @ 10.00 % Penalty Pay →

Between 12/16/2005 AND 1/15/2006

Unpaid Taxes Returned To Tax Claim By 1/15/2006 At 8:30 AM

Tax Payers
Receipt

Jack Webster
Signature of Tax Collector

11 2345
Date Paid

Circle Amount
Paid Above

Entire Statement Must Be Presented With Payment. Self Addressed Stamped Envelope Must Be Enclosed When A Return Receipt Is Requested.

db DEPOSIT BANK

Tel Bell 2005

13222
5409
18631

18631

18631
5118631

18631
5118631

"You're #1 With Us"

Dear Mrs Jones-Wenger,

RECEIVED NOV 17 2016

The following are reimbursement that I
feel I have coming due to the fact that
Kathryn created.

Wages for lost Days = 2 @ 78.00

Phone Calls & Travel expenses, 30.00

Total ~~186.00~~

Thank you

Donald O. Good

RECEIVED DEC 20 2006

DAVID C. MASON

Attorney at Law

409 NORTH FRONT STREET
P.O. Box 28
PHILIPSBURG, PENNSYLVANIA 16866
(814) 342-2240
FAX (814) 342-5318

December 19, 2006

Winifred Jones-Wenger, Esquire
333 Laurel Street
P.O. Box 469
Philipsburg, PA 16866

In RE: Kathryn E. Couturiaux v. Donald Good, et al.
No. 03-1275-CD

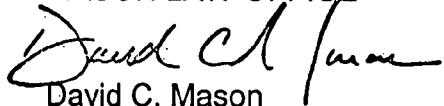
Dear Ms. Jones-Wenger:

All the other parties to this case hired legal counsel, and presumably, paid for their services. While they may not have experienced "lost wages", they did incur legal fees.

I object to the claim filed by Don Good, but if the Master thinks she should pay him, then I intend to file a claim on behalf of Brunhilde Good for her legal fees, long distance telephone calls and any other out-of-pocket expenses she may have incurred as a result of her ownership interests of these lands.

Very truly yours,

MASON LAW OFFICE


David C. Mason

DCM:blb

cc George S. Test, Esquire
John Sughrue, Esquire
Brunhilde Good

EXHIBIT "D"

GEORGE S. TEST, ESQ.

Moshannon Building - Room 311
203 North Front Street
P. O. Box 706
Philipsburg, Pennsylvania 16866-0706
Phone (814) 342-4640
Fax (814) 342-3775
E-mail address: geortest@webnmore.net

January 17, 2007

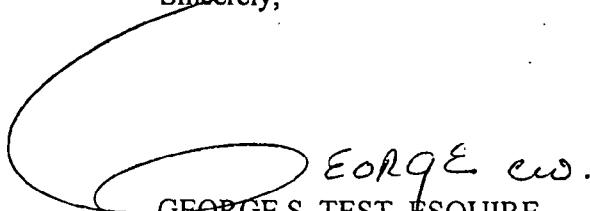
Winifred H. Jones-Wenger
Attorney At Law
333 Laurel Street
P. O. Box 469
Philipsburg, PA 16866-0469

Re: Kathryn E. Couturiaux
vs.
Donald Good, et al.
Clfd. Co. No. 2003-1275-CD

Dear Winifred:

Please be advised that I do object to the claim made by Donald Good. Everybody else spent as much time on this as he did plus, everyone else has attorneys fees to pay.

Sincerely,



George S. Test, Esquire

GST:cw

cc: Ms. Kathryn E. Couturiaux
John Sughrue, Esquire
David C. Mason, Esquire
Mr. Donald Good

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

KATHRYN E. COUTURIAUX, :
Plaintiff :
vs. : No. 03-1275-CD
DONALD GOOD, ROBERT GOOD, : ACTION IN PARTITION
BRUNHILDE A. GOOD and :
AUDREY GOOD, :
Defendants :

MASTER'S STATEMENT
FEES AND COSTS

01/11/05	Letter to Attorneys and Defendant Donald Good re scheduling conference	50.00
01/14/05	Telephone conference with Defendant Donald Good and letter	25.00
01/28/05	Review Documents received from Prothonotary for conference	50.00
01/28/05	Conference with Attorneys for parties and Defendant Donald Good; Preparation of Stipulation	100.00
06/30/05- 07/01/05	Legal Research; Preparation of First Report of Master; Preparation of Proposed Order; Preparation of Certificate of Service; Preparation of Letter to Prothonotary	200.00
07/13/05	Letter to Attorneys and Defendant Donald Good with Order of Court and Preparation of Certificate of Service	50.00
08/05/05	Review Listing Agreement with realtor and Letter to realtor	50.00
02/14/06	Telephone conference with Ed Reiter/realtor re Novak offer	25.00
07/10/06	Review proposed offer; Letter to Attorneys and Defendant Donald Good with copies of proposed Agreement of Sale and contingencies	50.00
07/13/06	Telephone conference with Attorney Test	25.00
07/14/06	Telephone conference with Ed Reiter/realtor	25.00

07/14/06	Telephone conferences with Attorneys and Defendant Donald Good	100.00
07/14/06	Preparation and fax of letter to realtor re counteroffer	25.00
09/06/06	Email to Attorneys	25.00
09/11/06	Telephone conferences with realtor, Attorney Thompson (representing buyers) and Attorney Mason	50.00
09/22/06	Preparation of Second Report of Master, Consents of parties; Proposed Order of Court	150.00
Various	Preparation of Master's Deed (and revisions)	150.00
10/17/06	Review Proposed HUD	25.00
10/17/06	Fax Proposed Settlement Sheet to Parties for Review	N/C
10/20/06	Attend Closing for sale of property	50.00
10/20/06	Letter to Attorneys and Defendant Donald Good	50.00
11/02/06	Letter to Attorneys and Defendant Donald Good	25.00
11/21/06	Letter to Attorneys and Defendant Donald Good	25.00
Various	Reviewing, Securing and/or Compiling W-9's, Various Indemnification Letters, and Estate Information to Conclude Sale	100.00
01/15/07- 01/19/07	Review of Claims and Objections; Preparation of Third and Final Report of Master, Consent of parties and Proposed Order	400.00
01/19/07	Letter to Attorneys and Defendant Donald Good with Proposed Third and Final Report, Proposed Order and Consent Forms	50.00

TOTAL FEES

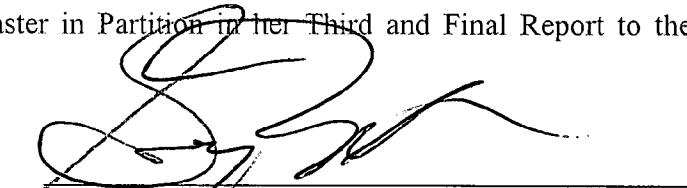
\$ 1,875.00

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – EQUITY

KATHRYN E. COUTURIAUX, :
Plaintiff :
vs. : No. 03-1275-CD
: ACTION IN PARTITION
DONALD GOOD, ROBERT GOOD, :
BRUNHILDE A. GOOD and :
AUDREY GOOD, :
Defendants :

CONSENT

I, George S. Test, attorney of record for Kathryn E. Couturiaux, hereby consent to the entry of the Order requested by the Master in Partition in her Third and Final Report to the Court.



GEORGE S. TEST

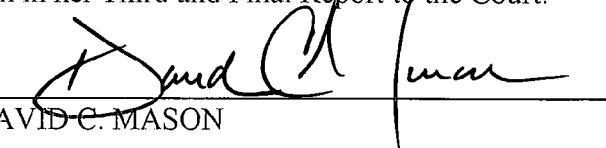
Dated: 8-1-07

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – EQUITY

KATHRYN E. COUTURIAUX, :
Plaintiff :
vs. : No. 03-1275-CD
: ACTION IN PARTITION
DONALD GOOD, ROBERT GOOD, :
BRUNHILDE A. GOOD and :
AUDREY GOOD, :
Defendants :
:

CONSENT

I, David C. Mason, attorney of record for Brunhilde A. Good, hereby consent to the entry
of the Order requested by the Master in Partition in her Third and Final Report to the Court.


DAVID C. MASON

Dated: Jan 22, 2007

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

KATHRYN E. COUTURIAUX, :
Plaintiff :
: No. 03-1275-CD
vs. : ACTION IN PARTITION
DONALD GOOD, ROBERT GOOD, :
BRUNHILDE A. GOOD and :
AUDREY GOOD, :
Defendants :

CONSENT

I, Donald Good, pro se, hereby consent to the entry of the Order requested by the Master
in Partition in her Third and Final Report to the Court.


DONALD GOOD

Dated: 23 Jan 2007

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

KATHRYN E. COUTURIAUX,
Plaintiff

vs.

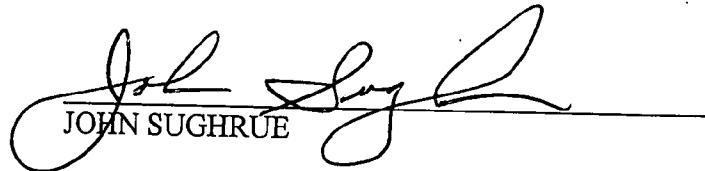
DONALD GOOD, ROBERT GOOD,
BRUNHILDE A. GOOD and
AUDREY GOOD,

Defendants

: No. 03-1275-CD
: ACTION IN PARTITION

CONSENT

I, John Sughrue, attorney of record for Robert Good and Audrey Good, hereby consent to the entry of the Order requested by the Master in Partition in her Third and Final Report to the Court.



JOHN SUGHRUE

Dated: 2-19-07

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – EQUITY

KATHRYN E. COUTURIAUX, :
Plaintiff :
vs. : No. 03-1275-CD
: ACTION IN PARTITION
DONALD GOOD, ROBERT GOOD, :
BRUNHILDE A. GOOD and :
AUDREY GOOD, :
Defendants :
:

ORDER

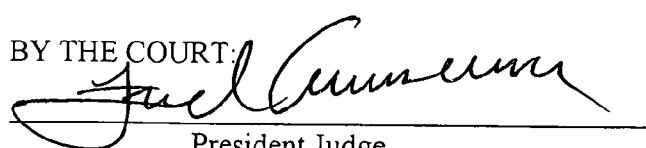
AND NOW this 20th day of February, 2007, upon receipt
of the THIRD AND FINAL REPORT of the Master, to which is attached the Consent of the
parties either individually or through their counsel, and upon the request of the Master, it is
hereby ORDERED, ADJUDGED AND DECREED as follows:

1. That the expenses of Kathryn E. Couturiaux and the request for contribution made
by Robert Good as set forth in said Report are approved.
2. That the request for reimbursement made by Donald Good is disallowed.
3. That the Master's statement of fees and costs is approved.
4. That the Master's proposed distribution of the net proceeds in her hands is
approved and she is authorized to make distribution accordingly as follows:

Kathryn E. Couturiaux	\$ 12,169.73
Robert L. Good	\$ 12,225.31
Donald A. Good	\$ 11,696.07
Brunhilde A. Good, Executrix	\$ 8,861.54
Audrey Good, Administratrix	\$ 8,861.54
Winifred H. Jones-Wenger, Master fees and costs	<u>\$ 1,875.00</u>
TOTAL DISTRIBUTION	\$ 55,689.19

FILED
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FEB 20 2007
will serve
(6W)

BY THE COURT:


President Judge

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

KATHRYN E. COUTURIAUX,
PLAINTIFF

VS.

DONALD GOOD, ROBERT GOOD,
BRUNHILDE A. GOOD and
AUDREY GOOD,
DEFENDANTS

: CIVIL ACTION - EQUITY
: ACTION IN PARTITION
: No. 03-1275-CD
:
: FIRST REPORT OF MASTER; STIPULATION;
: ORDER
:
: FILED BY: WINIFRED H. JONES-WENGER,
: MASTER
:
: COUNSEL OF RECORD FOR PLAINTIFF:
: GEORGE S. TEST, ESQUIRE
: P.O. BOX 706
: PHILIPSBURG, PA 16866
: (814) 342-4640
:
: COUNSEL OF RECORD FOR DEFENDANTS/
: ROBERT GOOD AND AUDREY GOOD,
: EXECUTRIX:
: JOHN SUGHRUE, ESQUIRE
: 23 NORTH SECOND STREET
: CLEARFIELD, PA 16830
: (814) 765-1704
:
: COUNSEL OF RECORD FOR DEFENDANT/
: BRUNHILDE A. GOOD, EXECUTRIX:
: DAVID C. MASON, ESQUIRE
: P.O. BOX 28
: PHILIPSBURG, PA 16866
: (814) 342-2240
:
: DONALD GOOD, pro se
: 505 HARTMAN ROAD
: WEST DECATUR, PA 16878
: (814) 342-6653

FILED
m18:4080
JUL 05 2005
NoCC

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – EQUITY

KATHRYN E. COUTURIAUX, :
Plaintiff :
: :
vs. : No. 03-1275-CD
: ACTION IN PARTITION
DONALD GOOD, ROBERT GOOD, :
BRUNHILDE A. GOOD and :
AUDREY GOOD, :
Defendants :
:

FIRST REPORT OF MASTER

TO THE HONORABLE, THE JUDGES OF THE SAID COURT:

The First Report of Winifred H. Jones-Wenger, Master appointed by this Court,
respectfully represents:

1. By Order dated December 15, 2004, this Court appointed the undersigned as Master in Partition.
2. Pursuant to said Order I held a conference among the counsel for the parties and with Donald Good, pro se, on January 28, 2005.
3. As a result of said conference the parties through their counsel (and Donald Good, pro se) entered into a stipulation which is attached to this Report.
4. In accordance with such stipulation it is proposed that the Court enter an Order directing partition and directing the ownership of the property situate in Decatur Township, Clearfield County, Pennsylvania as described in the Complaint.
5. All parties agreed that the property is incapable of division without prejudice and that the property should not be sold at a private sale confined to the parties, as is set forth in the stipulation.

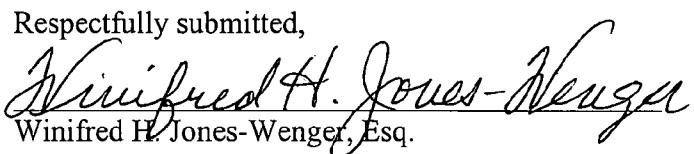
6. It is further proposed that the sale of such premises be conducted by listing such property with a reputable realtor with a sale price to be determined after consultation with such realtor.

7. It is further proposed that such sale be contingent upon the confirmation of this Court in accordance with Pa.R.C.P. 1573 after due notice to all parties.

8. A proposed Order for entry by this Court is attached hereto for the consideration of the Court.

WHEREFORE, it is recommended that the Court enter an Order providing for partition of the property, directing the ownership interest of the parties and directing the Master list the property for sale with a realtor, such sale to be contingent upon confirmation of this Court.

Respectfully submitted,


Winifred H. Jones-Wenger, Esq.

Dated: 6-30-05

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – EQUITY

KATHRYN E. COUTURIAUX, :
Plaintiff :
: vs. : No. 03-1275-CD
: ACTION IN PARTITION
DONALD GOOD, ROBERT GOOD, :
BRUNHILDE A. GOOD and :
AUDREY GOOD, :
Defendants :
:

FILED
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William A. Shaw No CC
Prothonotary/Clerk of Courts

STIPULATION

All the parties being present it is stipulated this 28th of January, 2005 as follows:

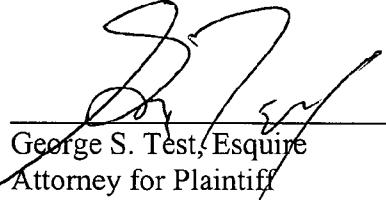
1. The property which is the subject of this partition is that property described in the original complaint.

2. All parties agree that an Order of Partition should be entered and that the Order shall direct that the property is presently owned by the following individuals having the following interests:

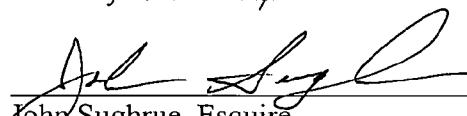
Kathryn E. Couturiaux—4/18th interest in the undivided whole;
Robert L. Good –4/18th interest in the undivided whole;
Donald A. Good-4/18th interest in the undivided whole;
Brunhilde A. Good, Executrix of the Estate of Duane Good—3/18th interest in the undivided whole; and
Heirs of Alfred Good—3/18th interest in the undivided whole

3. All parties agree that a subsequent Order be entered providing:

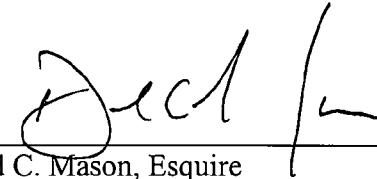
- That the property is incapable of division without prejudice;
- That the property not be sold at a private sale confined to the parties; and
- That the Master shall conduct the sale in accordance with the Pa Rules of Civil Procedure



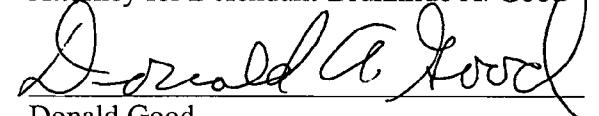
George S. Test, Esquire
Attorney for Plaintiff



John Sughrue, Esquire
Attorney for Defendants-Audrey Good
Robert Good



David C. Mason, Esquire
Attorney for Defendant-Brunhilde A. Good



Donald Good
Pro se

FILED

JUL 05 2005

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

KATHRYN E. COUTURIAUX,
PLAINTIFF
VS.
DONALD GOOD, ROBERT GOOD,
BRUNHILDE A. GOOD and
AUDREY GOOD,
DEFENDANTS

: CIVIL ACTION – EQUITY
: ACTION IN PARTITION
: No. 03-1275-CD
:
:
: ORDER
:
:
: FILED BY: WINIFRED H. JONES-WENGER,
: MASTER
:
: COUNSEL OF RECORD FOR PLAINTIFF:
: GEORGE S. TEST, ESQUIRE
: P.O. BOX 706
: PHILIPSBURG, PA 16866
: (814) 342-4640
:
: COUNSEL OF RECORD FOR DEFENDANTS/
: ROBERT GOOD AND AUDREY GOOD,
: EXECUTRIX:
: JOHN SUGHRUE, ESQUIRE
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: CLEARFIELD, PA 16830
: (814) 765-1704
:
: COUNSEL OF RECORD FOR DEFENDANT/
: BRUNHILDE A. GOOD, EXECUTRIX:
: DAVID C. MASON, ESQUIRE
: P.O. BOX 28
: PHILIPSBURG, PA 16866
: (814) 342-2240
:
: DONALD GOOD, pro se
: 505 HARTMAN ROAD
: WEST DECATUR, PA 16878
: (814) 342-6653

FILED 019:45 AM JUL 07 2005

William A. Shaw
Prothonotary/Clerk of Courts

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

KATHRYN E. COUTURIAUX, :
Plaintiff :
vs. : No. 03-1275-CD
: ACTION IN PARTITION
DONALD GOOD, ROBERT GOOD, :
BRUNHILDE A. GOOD and :
AUDREY GOOD, :
Defendants :

ORDER

AND NOW this 6th day of July, 2005, upon receipt
of the Stipulation entered into by the parties and upon the request of the Master, it is hereby
ORDERED, ADJUDGED AND DECREED as follows:

1. That partition be made of the land situate in Decatur Township, Clearfield
County, Pennsylvania as described in the Complaint among the following parties in proportion to
their respective interest therein as follows:

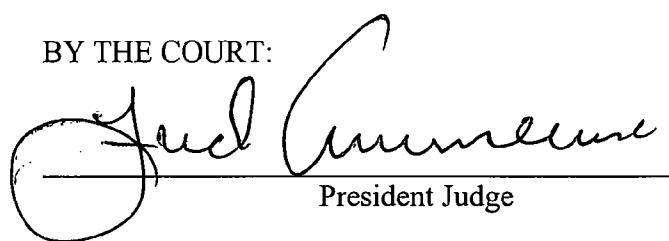
Kathryn E. Couturiaux	4/18 th of the undivided whole
Robert L. Good	4/18 th of the undivided whole
Donald A. Good	4/18 th of the undivided whole
Brunhilde A. Good, Executrix of the Estate Duane Good, deceased	3/18 th of the undivided whole
Audrey Naomi Good, Executrix of the Estate of Alfred Good, deceased	3/18 th of the undivided whole

2. The real estate which is the subject of the within partition is not capable of
division without prejudice.

3. The property shall not be sold at private sale confined to the parties pursuant to

4. The Master is directed to sell the property by listing it with a realtor to be sold at the price as recommended by such realtor in its professional opinion, such sale to be confirmed by this Court in accordance with Pa.R.C. P. 1573. The Agreement of Sale shall contain language that the sale is contingent upon approval of the Court of Common Pleas of Clearfield County upon Return of Sale by the Master.

BY THE COURT:



A handwritten signature in black ink, appearing to read "Judge Ammerman", is written over a horizontal line. To the left of the signature is a small, empty circular space.

President Judge

orig
JP

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

KATHRYN E. COUTURIAUX,
PLAINTIFF

VS.

DONALD GOOD, ROBERT GOOD,
BRUNHILDE A. GOOD and
AUDREY GOOD,

DEFENDANTS

: CIVIL ACTION - EQUITY
:
: ACTION IN PARTITION
: No. 03-1275-CD
:
:
: SECOND REPORT OF MASTER
:
:
: FILED BY: WINIFRED H. JONES-WENGER,
: MASTER
:
: COUNSEL OF RECORD FOR PLAINTIFF:
: GEORGE S. TEST, ESQUIRE
: P.O. BOX 706
: PHILIPSBURG, PA 16866
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: COUNSEL OF RECORD FOR DEFENDANTS/
: ROBERT GOOD AND AUDREY GOOD,
: EXECUTRIX:
: JOHN SUGHRUE, ESQUIRE
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: (814) 765-1704
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: COUNSEL OF RECORD FOR DEFENDANT/
: BRUNHILDE A. GOOD, EXECUTRIX:
: DAVID C. MASON, ESQUIRE
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: DONALD GOOD, pro se
: 505 HARTMAN ROAD
: WEST DECATUR, PA 16878
: (814) 342-6653

FILED
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cc

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – EQUITY

KATHRYN E. COUTURIAUX, :
Plaintiff :
:
vs. : No. 03-1275-CD
: ACTION IN PARTITION
DONALD GOOD, ROBERT GOOD, :
BRUNHILDE A. GOOD and :
AUDREY GOOD, :
Defendants :

SECOND REPORT OF MASTER

TO THE HONORABLE, THE JUDGES OF THE SAID COURT:

The Second Report of Winifred H. Jones-Wenger, Master appointed by this Court, respectfully represents:

1. By Order of Court dated July 6, 2005, the Court directed that partition be made of certain property situate in Decatur Township, Clearfield County among the parties in proportion to their respective interests therein.
2. The Order further directed the Master to sell the property by listing it with a realtor with such sale to be confirmed by the Court in accordance with Pa.R.C.P. 1573.
3. The Master has listed the property for sale with Realty World/Reiter Agency and a proposed sale price of \$60,000 has been negotiated for the sale of the subject property to Frederick R. Ghaner, Debbie Ghaner, Ronda Armstrong and Justine C. Varner (“Buyers”).
4. The additional terms of such sale include the payment of realtor’s commission in the amount of \$3,600 (6%), one-half of the transfer tax and the pro-ration of current real estate taxes.
5. All parties consent to the sale of such property on such terms as evidenced by the consents attached herewith.

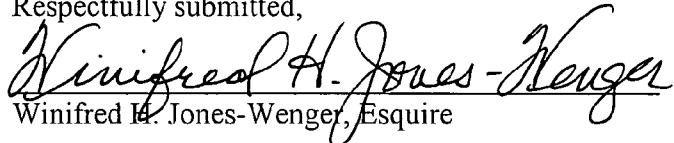
6. It is proposed that the Court enter an Order confirming the sale to the Buyers on the terms set forth above.

7. It is further proposed that such Order authorize the Master to execute a deed conveying title to the property the Buyers and any other documents necessary to effect such conveyance and closing thereof and directing the Master, upon receipt of the net proceeds, to consider the payment of other costs and distribution of the proceeds.

8. A proposed Order for entry by this Court is attached hereto for consideration.

WHEREFORE, it is recommended that the Court enter such Order confirming the sale as proposed, authorizing the Master to execute a deed and directing the Master to consider and further propose the subsequent payments of costs and distribution of proceeds.

Respectfully submitted,


Winifred H. Jones-Wenger, Esquire

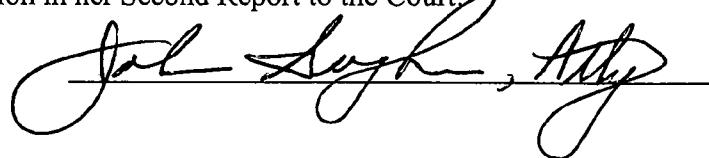
Dated: 10/10/06

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

KATHRYN E. COUTURIAUX, :
Plaintiff :
: No. 03-1275-CD
vs. : ACTION IN PARTITION
: :
DONALD GOOD, ROBERT GOOD, :
BRUNHILDE A. GOOD and :
AUDREY GOOD, :
Defendants :
:

CONSENT

I, John Sughrue, Esq., attorney of record for Audrey Naomi Good, Executrix of the Estate of Alfred E. Good, aka Alfred Edison Good, and Robert Good, hereby consent to the entry of the Order requested by the Master in Partition in her Second Report to the Court.



Dated: 10-3-06

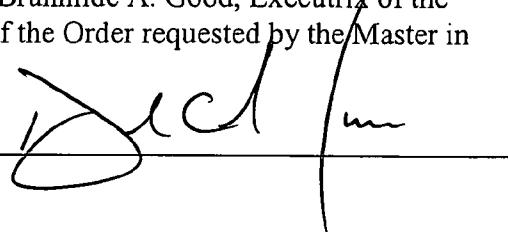
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – EQUITY

KATHRYN E. COUTURIAUX, :
Plaintiff :
vs. : No. 03-1275-CD
: ACTION IN PARTITION
DONALD GOOD, ROBERT GOOD,
BRUNHILDE A. GOOD and
AUDREY GOOD,
Defendants :
:

CONSENT

I, David C. Mason, Esq., attorney of record for Brunhilde A. Good, Executrix of the
Estate of Duane C. Good, hereby consent to the entry of the Order requested by the Master in
Partition in her Second Report to the Court.

Dated: 9-25-06



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

KATHRYN E. COUTURIAUX, :
Plaintiff :
vs. : No. 03-1275-CD
: ACTION IN PARTITION
DONALD GOOD, ROBERT GOOD,
BRUNHILDE A. GOOD and
AUDREY GOOD,
Defendants :

CONSENT

I, George S. Test, Esq., attorney of record for Kathryn E. Couturiaux, hereby consent to the entry of the Order requested by the Master in Partition in her Second Report to the Court.

Dated: 6/25/05

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – EQUITY

KATHRYN E. COUTURIAUX, :
Plaintiff :
: :
vs. : No. 03-1275-CD
: ACTION IN PARTITION
DONALD GOOD, ROBERT GOOD,
BRUNHILDE A. GOOD and
AUDREY GOOD,
Defendants :
:

CONSENT

I, Donald Good, pro se, hereby consent to the entry of the Order requested by the Master
in Partition in her Second Report to the Court.

Donald A. Good

Dated: 09-26-06

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – EQUITY

KATHRYN E. COUTURIAUX, :
Plaintiff :
vs. : No. 03-1275-CD
: ACTION IN PARTITION
DONALD GOOD, ROBERT GOOD, :
BRUNHILDE A. GOOD and :
AUDREY GOOD, :
Defendants :

ORDER

AND NOW this _____ day of _____, 2006, upon receipt
of the SECOND REPORT of the Master, to which is attached the Consent of the parties either
individually or through their counsel, and upon the request of the Master, it is hereby
ORDERED, ADJUDGED AND DECREED as follows:

1. That the sale of certain premises situate in Decatur Township, as proposed in the
Second Report of the Master, which premises are described as follows:

ALL those certain pieces or parcels of land situate in Decatur Township,
Clearfield County, Pennsylvania, being more particularly bounded and
described as follows:

THE FIRST THEREOF: Beginning at a post on the public road leading
from Jeffries Post Office to the New Castle settlement, 68 perches east of
the northeastern corner of the C. B. Kephart property; thence south 4
degrees west 119.3 perches to a post on property line; thence south 86
degrees east 33.45 perches along property line to post; thence north 4
degrees east 119.6 perches to a post on the public road above-mentioned;
thence north 86 degrees and 44 minutes west along said public road 33.45
perches to post and place of beginning. Containing 25 acres, not measure.

THE SECOND THEREOF: Beginning at a post on the public road
leading from Jeffries Post Office to Ashland at the northeast corner of land
heretofore conveyed to C. W. Kizer; thence south 86 degrees east 220.2
feet along said public road to a post; thence south 4 degrees 54 minutes
west 1987.2 feet to a stake or stones on line of Henry Kephart; thence
north 85 degrees 14 minutes west 219 feet to post at southeast corner of

land formerly conveyed to C. W. Kizer; thence north 4 degrees 50 minutes east 1983.6 feet along line of said C. W. Kizer to post and place of beginning. Containing 10 acres.

THE THIRD THEREOF: Beginning at a stake on the public road leading from Jeffries to Ashland at the northeast corner of land contracted to be sold to C. B. Kephart; thence south 88 degrees east 898 feet along said public road to stake on the corner of land sold to C. W. Kizer; thence south 4 degrees 41 minutes west 1393 feet along line of C. W. Kizer, to stake and stones, and northeast corner of land conveyed to Russell A. Kephart; thence north 85 degrees 14 minutes west 898 feet along line of Russell A. Kephart land and on line of lands sold to C. B. Kephart; thence north 4 degrees 41 minutes east 1379.9 feet along line of C. B. Kephart section to stake and place of beginning. Containing 28.5 acres net, and being the same premises which John M. Chase, Jr., et al., by their deed recorded in Deed Book 226 at page 155 granted and conveyed to C. W. Kizer.

Reserving 2 acres, more or less, which C. W. Kizer and wife by their deed recorded in Deed Book 248 at page 544 granted and conveyed to Raymond Kizer.

THE FOURTH THEREOF: Beginning at a stake and stones which is the Southwest corner of this tract of land; thence North 85° 14' West 449 feet to a stake; thence North 4° 41' East along residue of tract, which is land of the Grantors herein to a stake; thence North 85° 14' West 449 feet to a stake on line of land common boundaries to Albright; thence along said Albright line North 4° 41' East 150 feet to a stake and stones on Albright line; thence South along land of the grantees 85° 14' East 898 feet to stake and stones on line of land of what was formerly C. W. Kizer; thence along said Kizer land 4° 41' West 582 feet to a stake and stones the place of beginning.

EXCEPTING AND RESERVING, nevertheless, all the stone, coal, fireclay, and other minerals and mining rights as excepted and reserved in Deed from John M. Chase, Jr., et al., executors of John M. Chase, deceased to Russell A. Kephart, and recorded as such; this conveyance being subject to all reservations, covenants, stipulations and agreements therein contained; reference thereunto being had, the same will more fully and at large appear.

UNDER AND SUBJECT, nevertheless, to such express and/or implied exceptions, reservations, conditions, easements, covenants, restrictions, limitations, qualifications and conveyances out as are contained in all prior deeds of record in the chain of title.

is hereby approved and the Master is hereby authorized to execute a Deed on behalf of the owners of such premises in accordance with such Second Report and all other documents necessary for the closing and settlement on the sale of such premises.

2. The Master is authorized to receive and hold the net proceeds from such sale and further investigate and recommend to the Court as to the payment of all appropriate costs authorized by applicable law and the proposed distribution of net proceeds to the owners thereof.

BY THE COURT:


President Judge