
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1651 Session of
2021

INTRODUCED BY OWLETT, JUNE 16, 2021

REFERRED TO COMMITTEE ON STATE GOVERNMENT, JUNE 16, 2021

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Pennsylvania State Police and the Governor,
3 to grant and convey to Robert Swingle, certain lands and
4 improvements situate in the Township of Richmond, Tioga
5 County.

6 The General Assembly of the Commonwealth of Pennsylvania
7 hereby enacts as follows:

8 Section 1. Conveyance in the Township of Richmond, Tioga
9 County.

10 (a) Authorization for conveyance.--The Department of General
11 Services, with the approval of the Pennsylvania State Police and
12 the Governor, is hereby authorized on behalf of the Commonwealth
13 to grant and convey to Robert Swingle certain lands, together
14 with any buildings, structures and improvements thereon,
15 described under subsection (b), for \$12,000.

16 (b) Property description.--The property to be conveyed under
17 subsection (a) consists of one tract of approximately 4.132-
18 acres of land and improvements located thereon, bounded and more
19 particularly bounded and described as follows:

20 ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND in the Township

1 of Richmond, County of Tioga, and Commonwealth of Pennsylvania,
2 bounded and described as follows:

3 BEGINNING at an iron pipe being the northwest corner of the
4 hereby conveyed premises; thence North eighty-seven degrees,
5 thirteen minutes, seven and four tenths seconds (87°13' 7.4")
6 East, a distance of three hundred feet (300') to an iron pipe;
7 thence South two degrees, forty-six minutes, fifty-two and six
8 tenths seconds (2°46' 52.6") East, a distance of six hundred
9 feet (600'); thence South eighty-seven degrees, thirteen
10 minutes, seven and four tenths seconds (87°13' 7.4") West, a
11 distance of three hundred feet (300') to an iron pipe; thence
12 North two degrees, forty-six minutes, fifty-two and six tenths
13 seconds (2°46' 52.6") West, a distance of six hundred feet
14 (600') to the point and place of beginning.

15 CONTAINING four and one hundred thirty-two one-thousandths
16 (4.132) acres, more or less, and HAVING ERECTED THEREON, a one-
17 story building.

18 BEING Tax Parcel No. 29-05.00-059.

19 TOGETHER WITH the free and common use, right, liberty and
20 privilege for the Grantee and its successors and assigns
21 forever, of a certain eight (8) feet wide right of way across
22 adjoining lands, as and for a passageway or driveway, extending
23 from the land herein described to a Township Road, as more
24 particularly described in the deed dated October 29, 1946 and
25 recorded November 1, 1946 in the Office of the Recorder of Deeds
26 of Tioga County at Deed Book Volume 241, Page 523.

27 BEING the same premises The Bell Telephone Company of
28 Pennsylvania conveyed to the Commonwealth of Pennsylvania by
29 deed dated May 14, 1962 and recorded June 21, 1962 in Tioga
30 County in Deed Book Volume 312, Page 706.

1 (c) Requirement for conveyance.--The conveyance shall be
2 made under and subject to all lawful and enforceable easements,
3 servitudes and rights of others, including, but not confined to,
4 streets, roadways and rights of any telephone, telegraph, water,
5 electric, gas or pipeline companies, as well as under and
6 subject to any lawful and enforceable estates or tenancies
7 vested in third persons appearing of record, for any portion of
8 the land or improvements erected thereon.

9 (d) Deed.--The conveyance shall be by Special Warranty Deed
10 and shall be executed by the Secretary of General Services in
11 the name of the Commonwealth of Pennsylvania.

12 (e) Covenants, conditions and restrictions.--The Secretary
13 of General Services may impose any covenants, conditions or
14 restrictions on the property described under subsection (b) at
15 settlement as determined to be in the best interests of the
16 Commonwealth.

17 (f) Alternate disposition.--In the event that the conveyance
18 authorized herein is not completed within one year after the
19 effective date of this act, the authority to convey the property
20 to Robert Swingle, as provided under subsection (a), shall
21 expire, and the property may be disposed of in accordance with
22 section 2405-A of the act of April 9, 1929 (P.L.177, No.175),
23 known as The Administrative Code of 1929.

24 (g) Proceeds.--The proceeds from the sale shall be deposited
25 into the General Fund.

26 Section 2. Effective Date.

27 This act shall take effect immediately.