
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2496 Session of
2022

INTRODUCED BY BOBACK AND PICKETT, APRIL 7, 2022

REFERRED TO COMMITTEE ON STATE GOVERNMENT, APRIL 7, 2022

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Department of Agriculture and the Governor,
3 to grant and convey to Wyoming County, certain lands and
4 improvements situate in the Township of Tunkhannock, Wyoming
5 County.

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

8 Section 1. Conveyance in Township of Tunkhannock, Wyoming
9 County.

10 (a) Authorization for conveyance.--The Department of General
11 Services, with the approval of the Department of Agriculture and
12 the Governor, is hereby authorized on behalf of the Commonwealth
13 of Pennsylvania to grant and convey to Wyoming County, the
14 following tract of land together with any buildings, structures
15 or improvements thereon, situate in the Township of Tunkhannock,
16 Wyoming County, for \$125,000, under terms and condition to be
17 established in an agreement of sale.

18 (b) Property description.--The property to be conveyed
19 pursuant to subsection (a) consists of a tract of approximately
20 10.268 acres, including all buildings, structures and

1 improvements located thereon, more particularly described as
2 follows:

3 ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND in the Township
4 of Tunkhannock, County of Wyoming, and Commonwealth of
5 Pennsylvania, bounded and described as follows:

6 Beginning at a stake situate at the intersection of the
7 common boundary line of lands now or formerly of Frank P.
8 Truskalaski and the lands herein described and the west line of
9 State Highway Route #92, thence along the west line of State
10 Highway Route #92, South 5 degrees 40 minutes East Five Hundred
11 (500') feet to a stake; thence along the line of lands now or
12 formerly of the Tunkhannock Industrial Foundation South 84
13 degrees 18 minutes West Nine Hundred Eighty-four and Ten-
14 Hundredths (984.10) feet to a stake in the east line of the
15 Lehigh Valley Railroad; thence along the east line of the Lehigh
16 Valley Railroad North 31 degrees 13 minutes West Three Hundred
17 Sixty-four and Fifty-five Hundredths (364.55') feet to a stake,
18 said stake being Southeast Five Hundred Thirty-five (535') feet
19 along the Lehigh Valley Railroad lands from the Northwest corner
20 of the lands now or formerly of Frank P. Truskalaski, thence
21 along the lands now or formerly of Frank P. Truskalaski North 75
22 degrees 47 minutes East One Thousand One Hundred Fifty-four and
23 Twenty Hundredths (1154.20) feet to a stake in the West line of
24 State Highway Route #92, the place of beginning.

25 BEING Tax Parcel No. 26-051-0-111-00-00-00.

26 BEING the same premises conveyed by The General State
27 Authority to the Commonwealth of Pennsylvania by deed dated June
28 16, 1989 and recorded January 12, 1990, in Wyoming County in
29 Deed Book Volume 256, Page 795.

30 (c) Existing encumbrances.--The conveyance shall be made

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

8 (d) Condition.--Any conveyance authorized under this section
9 shall be made under and subject to the condition, which shall be
10 included in the deed of conveyance, that no portion of the
11 property conveyed shall be used as a "licensed facility," as
12 that term is defined in 4 Pa.C.S. § 1103 (relating to
13 definitions), or any similar type of facility authorized under
14 State law. The condition shall be a covenant running with the
15 land and shall be binding upon the grantee and its successors
16 and assigns. Should the grantee, its successors or assigns,
17 permit any portion of the property authorized to be conveyed in
18 this section to be used in violation of this subsection, the
19 title shall immediately revert to and revest in the grantor.

20 (e) Deed.--The conveyance shall be made by special warranty
21 deed to be executed by the Secretary of General Services in the
22 name of the Commonwealth of Pennsylvania.

23 (f) Covenants, conditions and restrictions.--The Secretary
24 of General Services may impose any covenants, conditions or
25 restrictions on the property described in subsection (b) at
26 settlement as determined to be in the best interests of the
27 Commonwealth.

28 (g) Costs and fees.--Costs and fees incidental to this
29 conveyance shall be borne by the grantee.

30 (h) Alternate disposition.--In the event that the conveyance

1 authorized in this section is not completed within one year
2 after the effective date of this section, the authority to
3 convey the property to Wyoming County as set forth in subsection
4 (a) shall expire, and the property may be disposed of in
5 accordance with Article XXIV-A of the act of April 9, 1929
6 (P.L.177, No.175), known as The Administrative Code of 1929.

7 (i) Proceeds.--The proceeds from the sale shall be deposited
8 into the General Fund.

9 Section 2. Effective date.

10 This act shall take effect immediately.