

No. 2004-167

AN ACT

HB 2587

Authorizing and directing the Department of General Services, with the approval of the Pennsylvania Historical and Museum Commission and the Governor, to grant and convey to Milton Area School District certain lands and building situate in the Township of West Chillisquaque, County of Northumberland, Commonwealth of Pennsylvania.

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

Section 1. Authorization.

The Department of General Services, with the approval of the Pennsylvania Historical and Museum Commission and the Governor, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to grant and convey to Milton Area School District, for one dollar (\$1.00); approximately 0.374 acres of land and a stone school building formerly known as "Sodom School" as described in The Indenture from Milton Area School District dated June 12, 1968.

Section 2. Description.

The property to be conveyed pursuant to section 1 consists of:

ALL THAT CERTAIN tract or lot of land situate in the Township of West Chillisquaque, Northumberland County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the northern line of Pennsylvania Highway Route 45 leading from Montandon to Mooresburg, which said point marks the southwest corner of lands of Earl Walters; thence westwardly along the northern line of said Pennsylvania Highway Route 45, South 67 1/4 degrees West, a distance of 10 perches, more or less, to a point, corner of lands of Foster Weaver and Pearl Weaver, his wife;

thence Northwardly along same, North 4 3/4 degrees East, a distance of 8.9 perches, more or less, to a point;

thence eastwardly along lands of Earl Walters, South 81 1/4 degrees East, a distance of 6.5 perches, more or less to a point;

thence southwardly along lands of Earl Walters, South 21 1/2 degrees East, a distance of 6.4 perches, more or less, to the point and place of beginning.

CONTAINING 16,291 square feet (0.374 acres) of land, more or less.

WHEREON IS ERECTED a stone school and meeting house, formerly known as "Sodom School".

BEING the same premises which the Milton Area School District, by its deed dated June 12, 1968, and recorded in Northumberland County Deed Book Vol. 487, Page 64, granted and conveyed to the Commonwealth of Pennsylvania, grantor herein.

Section 3. Easements.

The conveyance shall be made under and subject to all lawful and enforceable easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, water, electric, gas or pipeline companies, as well as under and subject to any lawful and enforceable estates or tenancies vested in third persons appearing of record, for any portion of the land or improvements erected thereon.

Section 4. Execution.

The Deed of Conveyance shall be by Special Warranty Deed and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

Section 5. Restrictions.

The deed of conveyance shall contain a clause requiring the Milton Area School District to provide public access to the building and to maintain and preserve the premises by ensuring that any improvements to the property are compatible with its original architectural design and landscape/site plan in terms of scale, massing, fenestration, materials and color, and are consistent with the recommended approaches in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as revised in 1995. No new construction, demolition, alteration, remodeling or landscaping/site work shall be undertaken or permitted to be undertaken on the property without the prior written approval of the Pennsylvania Historical and Museum Commission. If at any time the Grantee, or its successors in function, conveys said property, prohibits public access or does not maintain or preserve the property in accordance with the restrictions set forth in this section, ownership shall revert to the Commonwealth.

Section 6. Costs and fees.

Costs and fees incidental to this conveyance shall be borne by the grantee.

Section 7. Effective date.

This act shall take effect immediately.

APPROVED—The 29th day of November, A.D. 2004.

EDWARD G. RENDELL