



May 21, 2026

**VIA E-FILING**

**Michael D. Klein**

Direct Phone 717-703-5903  
Direct Fax 202-640-5521  
mklein@cozen.com

Matthew Homsher, Secretary  
Pennsylvania Public Utility Commission  
Commonwealth Keystone Building  
400 North Street, 2nd Floor  
Harrisburg, PA 17120

Re: Application of Veolia Water Pennsylvania, Inc.: Pursuant to Section 1102(a)(3) of the Pennsylvania: Public Utility Code, 66 Pa. C.S. § 1102(a)(3), for Approval of the Acquisition of Certain Real Estate Consisting of an Easement, in the Borough of Marysville, Perry County, Pennsylvania.  
DKT No. A-2026-3059888

**Dear Secretary Homsher:**

In accordance with Paragraph 3 of the Order dated March 26, 2026, we are providing written notification of the completed closing on the acquisition of the Kaufman Property by Veolia Water Pennsylvania, Inc. The closing was completed on May 18, 2026.

Accompanying this notice are copies of the executed documents recorded with the Perry County Recorder of Deeds for the real estate acquired by Veolia Water Pennsylvania, Inc. The documents are a Deed of Easement, and a Mortgage Joinder, Consent, Subordination and Non-Disturbance Agreement.

If you have any questions regarding this filing, please contact me. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Michael D. Klein".

Michael Klein  
Cozen O'Connor  
Counsel for *Veolia Water Pennsylvania, Inc.*,

cc: Per Certificate of Service  
Larry Finnicum, Vice President and General Manager of VEOLIA  
Paul T. Diskin, Director, Bureau of Technical Utility Services

**BEFORE THE  
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application of Veolia Water Pennsylvania, Inc., :  
Pursuant to Section 1102(a)(3) of the Pennsylvania :  
Public Utility Code, 66 Pa. C.S. § 1102(a)(3), for : Docket No. A-20253054321  
Approval of the Acquisition of Certain Real Estate :  
In the Borough of Hummelstown, Dauphin County, :  
Pennsylvania :

**CERTIFICATE OF SERVICE**

I hereby certify that I have this day served a true copy of the attached, upon the parties listed below, in accordance with the requirements of 52 Pa. Code § 1.54 (relating to service by a party).

**VIA Email:**

Darryl Lawrence  
Consumer Advocate  
Office of Consumer Advocate  
555 Walnut Street  
Forum Place, 5<sup>th</sup> Floor  
Harrisburg, PA 17101-1923  
Email: [ra-oca@paoca.org](mailto:ra-oca@paoca.org)

Allison Kaster, Esq.  
Director and Chief Prosecutor  
Pennsylvania Public Utility Commission  
Bureau of Investigation & Enforcement  
Commonwealth Keystone Building  
400 North Street, 2 West  
Harrisburg, PA 17120  
Email: [Akaster@pa.gov](mailto:Akaster@pa.gov)

NazAarah Sabree, Esq.  
Office of Small Business Advocate  
555 Walnut Street  
Forum Place, 1<sup>st</sup> Floor  
Harrisburg, PA 17101  
Email: [ra-sba@pa.gov](mailto:ra-sba@pa.gov)

Melanie El Atieh  
Office of Consumer Advocate  
555 Walnut Street  
Forum Place, 5<sup>th</sup> Floor  
Harrisburg, PA 17101-1923  
Email: [melatieh@paoca.org](mailto:melatieh@paoca.org)

Matt Lapes  
Water/Wastewater Section  
Bureau of Technical Utility Services  
Email: [mlapes@pa.gov](mailto:mlapes@pa.gov)

Perry County Commissioners  
P.O. Box 37  
New Bloomfield, PA 17068  
Email: [Commissioners@perryco.org](mailto:Commissioners@perryco.org)

Jason Finnerty  
Perry County Planning Coordinator Perry  
County Planning Commission  
20 W. McClure St.  
New Bloomfield, PA 17068  
Email: [pccp@perryco.org](mailto:pccp@perryco.org)

Kim Charles, Borough Manager  
Borough of Marysville  
200 Overcrest Road  
Marysville, PA17053  
Email: [kcharles@marysvilleboroughpa.gov](mailto:kcharles@marysvilleboroughpa.gov)

Jennifer Brock, Chair  
Borough of Marysville  
Planning Commission  
200 Overcrest Road  
Marysville, PA17053  
Email: info@marysvilleboro.com

Brent Kauffman  
407 Mountain Road  
Marysville, PA 17053  
Email: rockproofboats@embarqmail.com

Respectfully,



Date: May 21, 2026

---

Michael Klein, Esq.  
Counsel for *Veolia Water Pennsylvania, Inc.*

WENDY M. WELFLEY  
PERRY COUNTY RECORDER OF DEEDS  
2 East Main Street  
New Bloomfield, Pennsylvania 17068  
(717) 582-2131



Recorded On 5/20/2026 At 8:05:18 AM

- \* Instrument Type - EASEMENT
- Invoice Number - 209835
- \* Grantor - KAUFFMAN, BRENT W
- \* Grantee - VEOLIA WATER PENNSYLVANIA INC
- \* Customer - SIMPLIFILE LC E-RECORDING

\* Total Pages - 8

**\* FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$41.25
RECORDING FEES -	\$17.00
RECORDER OF DEEDS	
AFFORDABLE HOUSING	\$10.00
COUNTY ARCHIVES FEE	\$2.00
UPI CERTIFICATION FEE	\$20.00
RECORDER'S ARCHIVES FEE	\$0.50
- TO COUNTY	
RECORDER IMPROVEMENT	\$2.50
FUND - TO OFFICE	
TOTAL PAID	\$93.75

Perry County UPI Verification  
UPI Verified On May 19, 2026 By RG

This is a certification page  
**DO NOT DETACH**  
This page is now part  
of this legal document.

\* RETURN DOCUMENT TO:  
LEGACY CLOSING SERVICES, LLC  
3028 MARKET ST  
CAMP HILL, PA 17011-4500

I hereby CERTIFY that this document is  
recorded in the Recorder of Deeds Office  
of Perry County, Pennsylvania.

*Wendy M. Welfley*

P.O. Box 223  
New Bloomfield, PA 17068



\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.

Instrument Number: 202603758



When Recorded Return To:

Larry Finnicum, Regional President  
Veolia Water Pennsylvania, Inc.  
6310 Allentown Blvd., Suite 104  
Harrisburg, PA 17112

**DEED OF EASEMENT**

**VEOLIA Project # C23K004**

**Marysville Booster Pump Station  
Marysville Borough, Perry County**

**Tax Parcel ID No. 150,152.06-111.000**

THIS INDENTURE, made this 13 day of MAY, A.D. 2026, between, parties of the first part hereinafter referred to as **Brent Kauffman, having an address of 407 Mountain Road, Marysville, PA 17053 ("Grantor")** and **Veolia Water Pennsylvania, Inc., formerly known as VEOLIA Water Pennsylvania, Inc., 6310 Allentown Boulevard, Suite 104, Harrisburg, Pennsylvania 17112 ("Grantee")** a corporation of the Commonwealth of Pennsylvania, party of the second part, hereinafter referred to as the "Water Company", a Public Utility.

**The conveyance of this easement (the "Easement") is an excluded transaction and not subject to realty transfer tax because under 61 PA Code § 91.193(28) the Grantee is a public utility and this is a transfer of an Easement to a person furnishing public utility service, and the Easement is used in, or useful for, furnishing public utility services.**

WITNESSETH that the said Grantor for and in consideration of the sum of **Ninety Thousand Dollars (\$90,000.00)** lawful money of the United States of America and other good and valuable consideration the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, and conveys to the Water Company, its successors and assigns, a perpetual, exclusive Easement and right-of-way, which is **approximately 0.232 acres as shown on attached Exhibit "A"** for the sole purpose of the construction, installation, maintenance, improvement, operation, inspection, repair, replacement, renewal and removal of a water booster pump station (the "Water Booster Pump Station") and equipment, above or underground piping and accessories, property and appurtenances, including but not limited to the building, pumps, pipes, valves, hydrants, shut-off boxes, tees and connectors, for the transmission and distribution of water and to provide water services over, under, through, in, upon, and across lands of the Grantor situate in **Tax Parcel I.D. No. 150,152.06-111.000, 400 South Main Street, Marysville, PA 17053, Perry County, Pennsylvania** the location of said Easement shall be limited to the Easement area shown on the attached Exhibit "A" and made a part hereof by reference.

TOGETHER with the right and privilege of ingress, egress, and regress to and for the Water Company or its employees, agents, contractors, sub-contractors, nominees, successors and assigns, at all times for the purposes outlined herein through the above-described Easement area for the purpose of installing, constructing, maintaining, operating inspecting, repairing, replacing, renewing, removing Water Booster Pump Station, and the said water mains and accessories, property and appurtenances located in said easement area, when and as often as need be, or as occasion may require.

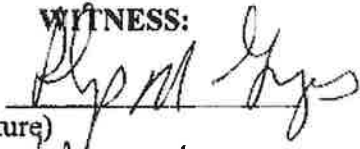
The foregoing grant of easement and right-of-way is further subject to the following conditions, covenants and agreements of the parties hereto:

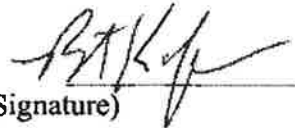
1. The Easement and right-of-way granted hereby shall apply to and run with the lands of Grantor and shall be binding upon the heirs, executors, administrators, successors and assigns of Grantor and may be released, extinguished or abandoned only by an appropriate document executed by the Water Company its successors or assigns.
2. Water Company shall have the right from time to time to trim and cut and clear away any trees and bushes now or hereafter on said Easement and right-of-way which may be necessary for the construction, installation, maintenance, improvement, operation, inspection, repair, replacement, renewal and removal of such water facilities or which may or become a hazard to said building, equipment, pipes, mains, appurtenances and fixtures.
3. Grantor shall not erect or construct any buildings, fences or structures on said Easement and right-of-way, shall not plant crops, shrubs or trees on said Easement and right-of-way, or otherwise limit Water Company's ability to access, maintain, or operate the Water Booster Pump Station, water mains and lines or in any way limit Water Company's ability to exercise its right under this Deed of Easement.
4. Water Company shall use caution during construction and in the future to prevent damage to Grantor, and Grantor's property.
5. Grantor shall not, without the written consent of the Water Company, suffer or permit the installation of any electric, sewer, gas or other utility lines, pipes, poles or appurtenances on, over, under or across the Easement and right-of-way granted hereby.
6. Any building or equipment, Water Booster Pump Station, water mains, pipes, appurtenances and property and accessories installed, maintained, removed or replaced by Water Company in the Easement and right-of-way granted hereby shall at all times be taken to be and remain the sole personal property of Water Company for use in its business and subject to removal by it at any time, and shall be taken and deemed to be personal property and not permanently affixed to the realty so as to become fixtures.

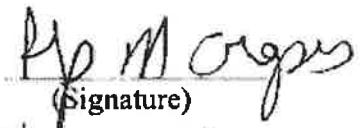
7. Except as herein provided, this Deed of Easement contains the entire agreement of the parties with respect to the subject matter hereof and may not be amended or terminated except by written agreement signed by both parties hereto, and supersedes all prior oral and written agreements or understandings with respect to the subject matter hereof.
8. Water Company shall have the right to assign this Easement and right-of-way and the rights granted to it hereby without any approval or permission from Grantor.
9. Grantor represents that it has the right in the property to grant this Easement.
10. This Deed of Easement shall be binding upon the successors or assigns of the respective parties.
11. This Deed of Easement shall be construed and enforced in accordance with the laws of the Commonwealth of Pennsylvania.
12. This Deed of Easement is subject to review and approval by the Pennsylvania Public Utility Commission.


IN WITNESS WHEREOF, the Grantor intending to be legally bound has caused this Deed of Easement to be duly executed and sealed, the day and year first above written.

**(GRANTOR)**  
Brent Kauffman

**WITNESS:**  
  
(Signature)  
Philip M. Grapes  
(Print Name)

  
(Signature)  
Brent Kauffman

**WITNESS:**  
  
(Signature)  
Philip M. Grapes  
(Print Name)

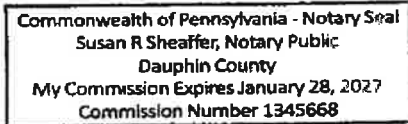
**(GRANTEE)**  
Veolia Water Pennsylvania, Inc.  
  
Larry Fannicum  
Regional President

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF Cumberland )

ON THIS, the 18 day of MAY, A. D. 2026 before me, a Notary Public, personally Appeared Brent Kauffman, who acknowledged himself to be (or satisfactorily proven to be) the person whose name is subscribed to the within Deed of Easement and that the signing of same was his act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18 day of MAY, 2026.

*Susan R Sheaffer*  
Notary Public

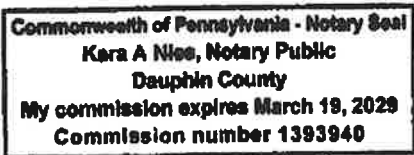


COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF DAUPHIN )

BE IT REMEMBERED that on this 13<sup>th</sup> day of May, A. D. 2026 before me, a Notary Public, the undersigned officer, personally appeared Larry Finnicum, who acknowledged himself to be the Regional President of Veolia Water Pennsylvania, Inc. and that as such officer, being authorized to do so, executed the forgoing instrument for the purpose therein contained.

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

*Kara A Nise*  
Notary Public



**PROPOSED LOT #1  
FOR  
VEOLIA WATER PENNSYLVANIA, INC.  
400 S. MAIN STREET - MARYSVILLE, PA**

**ALL THAT CERTAIN** tract or parcel of land situate in the Borough of Marysville, County of Perry, and Commonwealth of Pennsylvania, being a portion of lands now or formerly of Brent W. Kauffman, as described in Deed Book 2018, Page 6956, Tract No. 1, being identified as "Proposed Lot No. 1" on a plan for Veolia Water Pennsylvania, Inc. titled "400 South Main Street -- Existing Conditions Plan" prepared by Pennoni Associates, Inc. dated January 7, 2026 more particularly bounded and described as follows, to wit:

**BEGINNING** at a ¾" capped rebar (found) on the western side of South Main Street, along the residue line of lands of Brent W. Kauffman, as described in Deed Book 2018, Page 6956, Tract No.1, as shown on the aforementioned plan;

Thence, running along the aforementioned western side of South Main Street, South 24° 11' 41" East, for a distance of 234.00 feet to a 5/8" iron pin (found);

Thence, running along line of lands now or formerly of Pennsylvania Railroad, North 44° 27' 48" West, for a distance of 249.45 feet to a ¾" capped rebar (found);

Thence, running along the aforementioned residue line of lands of Brent W. Kauffman, North 65° 48' 19" East, for a distance of 86.41 feet to the Point of Beginning.

**CONTAINING:** 10,110 square feet or 0.232 Acre of land



*Michael L. Wakefield*

Michael L. Wakefield, PLS  
Registration No. SU-075583  
Date: January 7, 2026



**REV-183**  
 BUREAU OF INDIVIDUAL TAXES  
 PO BOX 280603  
 HARRISBURG, PA 17128-0603

1830019105

**REALTY TRANSFER TAX  
 STATEMENT OF VALUE**  
 COMPLETE EACH SECTION

RECORDER'S USE ONLY	
State Tax Paid	
Book	Page
Instrument Number	
Date Recorded	

**SECTION I TRANSFER DATA**

Date of Acceptance of Document					
Grantor(s)/Lessor(s) Brent Kauffman		Telephone Number 717-957-3282		Grantee(s)/Lessee(s) Veolia Water Pennsylvania, Inc.	
Mailing Address 407 Mountain Rd.					
Mailing Address 6310 Allentown Blvd., Suite 104					
City Marysville		State PA	ZIP Code 17053	City Harrisburg	
		State PA	ZIP Code 17112		

**SECTION II REAL ESTATE LOCATION**

Street Address Perry County tax parcel number 150, 152.06-111.000			City, Township, Borough Marysville		
County Perry County		School District		Tax Parcel Number 150, 152.06-111.000	

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation?  YES  NO

1. Actual Cash Consideration \$90,000	2. Other Consideration + \$0	3. Total Consideration = \$90,000
4. County Assessed Value N/A Easement not separately assessed	5. Common Level Ratio Factor x	6. Computed Value =

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed \$ 90,000	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

2. Fill in the Appropriate Oval Below for Exemption Claimed.

- Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

**The conveyance is of an easement (the "Easement") and is an excluded transaction and not subject to realty transfer tax because under 61 PA Code Section 91.193(28) the Grantee is a public utility and this transfer of an Easement is to a person furnishing public utility service, and the Easement is used in, and useful for, furnishing public utility services.**

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name Larry Finnicum		Telephone Number 717.564.3664	
Mailing Address 6310 Allentown Blvd, Ste 104		City Harrisburg	
		State PA	ZIP Code 17112

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date MAY 18 2026
---	---------------------

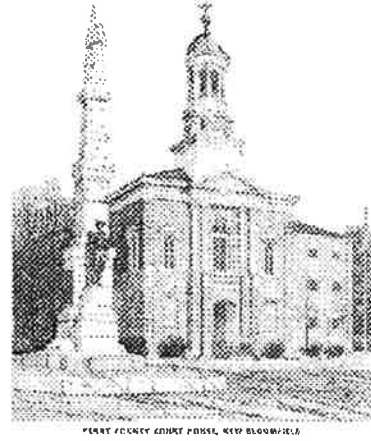
FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED



1830019105

1830019105

WENDY M. WELFLEY  
PERRY COUNTY RECORDER OF DEEDS  
2 East Main Street  
New Bloomfield, Pennsylvania 17068  
(717) 582-2131



Recorded On 5/20/2026 At 10:26:05 AM

- \* Instrument Type - SUBORDINATION
- Invoice Number - 209840
- \* Mortgagor - KAUFFMAN, BRENT W
- \* Mortgagee - VEOLIA WATER PENNSYLVANIA INC
- \* Customer - SIMPLIFILE LC E-RECORDING

\* Total Pages - 12

\* FEES

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$41.25
RECORDING FEES -	\$29.00
RECORDER OF DEEDS	
COUNTY ARCHIVES FEE	\$2.00
UPI CERTIFICATION FEE	\$20.00
RECORDER'S ARCHIVES FEE	\$0.50
- TO COUNTY	
RECORDER IMPROVEMENT	\$2.50
FUND - TO OFFICE	
TOTAL PAID	\$95.75

Perry County UPI Verification  
UPI Verified On May 20, 2026 By RG

This is a certification page  
**DO NOT DETACH**  
This page is now part  
of this legal document.

\* RETURN DOCUMENT TO:  
LEGACY CLOSING SERVICES, LLC  
3028 MARKET ST  
CAMP HILL, PA 17011-4500

I hereby CERTIFY that this document is  
recorded in the Recorder of Deeds Office  
of Perry County, Pennsylvania.

P.O. Box 223  
New Bloomfield, PA 17068



\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.

Instrument Number: 202603763

0230EE



Parcel No.: 150,152.06-111.000

**MORTGAGEE JOINDER, CONSENT, SUBORDINATION AND NON-DISTURBANCE AGREEMENT**

The undersigned, PENNIN BANK  
G.L. DAVEY SUP ("Mortgagee"), is the holder of that certain purchase money Open-End Construction Mortgage and Security Agreement, dated May 12, 2021, and recorded May 14, 2021 in the Office of the Recorder of Deeds in and for Perry County, Pennsylvania, as Instrument No. 202104095 (the "Mortgage"), encumbering the property described in the foregoing Deed of Easement (the "Property").

Mortgagee hereby acknowledges that it has reviewed the within Deed of Easement dated MAY 13 2026, between BRENT KAUFFMAN ("Grantor") and VEOLIA WATER PENNSYLVANIA, INC., a corporation of the Commonwealth of Pennsylvania ("Grantee"), and recorded (or to be recorded) in the Office of the Recorder of Deeds in and for Perry County, Pennsylvania, Pennsylvania (the "Deed of Easement").

NOW THEREFORE, in consideration of the mutual agreements herein contained, Grantee and Mortgagee, intending to be legally bound hereby, agree as follows:

1. **Consent.** Mortgagee consents to the execution, delivery, and recordation of the Deed of Easement and agrees that Grantor is authorized to grant the easement rights set forth therein.

2. **Subordination.** Mortgagee agrees that the lien, operation and effect of the Mortgage is hereby subordinated to the Deed of Easement, and that the Deed of Easement shall be and remain superior to the Mortgage and to all amendments, extensions, modifications, consolidations or replacements thereof.

3. **Non-Disturbance.** Mortgagee agrees that, in the event of foreclosure, deed-in-lieu or any other enforcement of the Mortgage, the easement rights granted in this Deed of Easement shall not be terminated, disturbed or otherwise impaired, and shall continue in full force and effect. Mortgagee confirms and agrees that this covenant applies not only to a sheriff's sale or other judicial sale of the Property on account of a default or other violation of the Mortgage, but also to any sale that directly or indirectly benefits the Mortgagee as creditor of the owners of the Property or secured creditor with respect to the Property. In furtherance of, but without limiting this covenant, the Mortgagee agrees as follows:

- A. Grantee must not be named as an interest to be divested in any such sale.
- B. Any such sale must be advertised as being held under and subject to the Deed of Easement.
- C. Grantee has the right to post signage on the Property or otherwise inform the public that any sale or other transfer of the Property is under and subject to the Deed of Easement.

D. Grantee has the right to stay any sale advertised or scheduled in violation of the terms of this agreement and the right to obtain injunctive relief to protect its interest in the survival of the Deed of Easement in the event of any such sale, the loss of which is not compensable by damages.

4. **Share of Proceeds.** Mortgagee acknowledges that the Deed of Easement vests in the Grantee the right to receive a percentage share of any proceeds of condemnation or other event terminating or extinguishing the of the easement upon, all or any part of the Property (that event, a "Taking"). That percentage share (the "Proportionate Value") is a constant equal to the fair market value of the easement divided by the fair market value of the Property as if it were not eased, those fair market values established as of the date of the grant of easement by appraisal dated not more than sixty (60) days prior to the date of the grant. Notwithstanding anything to the contrary contained in the Mortgage, Mortgagee agrees that the proceeds of a taking shall be divided as and when received so that the Grantee receives the Proportionate Value of the proceeds and the Mortgagee, or owners of the Property, as the case may be, receives the balance.

5. **Binding Effect.** This Consent and Subordination shall be binding upon Mortgagee and its successors and assigns, and shall inure to the benefit of Grantee and its successors and assigns.

6. **Notices** Whenever in this agreement, or in any proceedings involving the foreclosure of or attempt to foreclose on the Mortgage, or exercise any power of sale, it shall be required or desired that notice or demand be given or served by either party hereto, such notice or demand shall be in writing and shall be given by United States certified or registered mail, postage prepaid, return receipt requested, or by messenger or overnight delivery, addressed to the party for whom it is intended at the following addresses:

To Grantee: VEOLIA WATER PENNSYLVANIA, INC.  
6310 Allentown Boulevard, Suite 104  
Harrisburg, PA 17112  
888.299.8972

To Mortgagee: PENNMAN BANK  
2 N. MAIN ST.  
MIFFINTOWN PA 17059  
717-436-2144

or to such other addresses as may hereafter be designated by either party by notice to the other given in accordance with this paragraph. Notice shall be deemed given when actually received or refused.

7. **Reliance.** Mortgagee understands and acknowledges that Grantor and Grantee are relying upon this agreement in granting and accepting the foregoing Deed of Easement.

8. **Authority.** The party executing this agreement possesses all of the necessary authority to do so and to deliver this instrument.

9. **Release.** This agreement shall remain in full force and effect until such time as the Mortgage is released of record and no longer affects the Property.

**IN WITNESS WHEREOF**, Mortgagee has executed this Mortgage Joinder, Consent, Subordination And Non-Disturbance Agreement as of the 13 day of MAY, 2026.

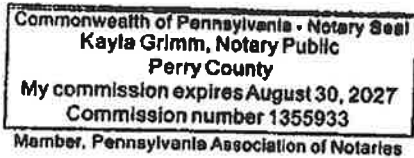
**MORTGAGEE:**

By: [Signature]  
Name: G. L. DAVEY  
Title: SVP

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF Perry :

On this 13<sup>th</sup> day of May, 2026 before me the undersigned officer personally appeared G. Lew Davey, who acknowledged to me that he/she is the SVP of Pennian Bank and that he/she, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

In witness whereof I have set my official hand and seal.



[Signature]  
Notary Public

My Commission Expires: 08/30/2027

Exhibit "A"

WENDY M. WELFLEY  
PERRY COUNTY RECORDER OF DEEDS  
2 East Main Street  
New Bloomfield, Pennsylvania 17068  
(717) 582-2131



Recorded On 5/20/2026 At 8:05:18 AM

- \* Instrument Type - EASEMENT
- Invoice Number - 209835
- \* Grantor - KAUFFMAN, BRENT W
- \* Grantee - VEOLIA WATER PENNSYLVANIA INC
- \* Customer - SIMPLIFILE LC E-RECORDING

\* Total Pages - 8

**\* FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$41.25
RECORDING FEES -	\$17.00
RECORDER OF DEEDS	
AFFORDABLE HOUSING	\$10.00
COUNTY ARCHIVES FEE	\$2.00
UPI CERTIFICATION FEE	\$20.00
RECORDER'S ARCHIVES FEE	\$0.50
- TO COUNTY	
RECORDER IMPROVEMENT	\$2.50
FUND - TO OFFICE	
TOTAL PAID	\$93.75

Perry County UPI Verification  
UPI Verified On May 19, 2026 By RG

This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

**\* RETURN DOCUMENT TO:**  
LEGACY CLOSING SERVICES, LLC  
3028 MARKET ST  
CAMP HILL, PA 17011-4500

I hereby CERTIFY that this document is  
recorded in the Recorder of Deeds Office  
of Perry County, Pennsylvania.

*Wendy M. Welfley*

P.O. Box 223  
New Bloomfield, PA 17068



\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.

Instrument Number: 202603758

0230E5



When Recorded Return To:

Larry Finnicum, Regional President  
Veolia Water Pennsylvania, Inc.  
6310 Allentown Blvd., Suite 104  
Harrisburg, PA 17112

**DEED OF EASEMENT**

**VEOLIA Project # C23K004**

**Marysville Booster Pump Station  
Marysville Borough, Perry County**

**Tax Parcel ID No. 150,152.06-111.000**

THIS INDENTURE, made this 13 day of MAY, A.D. 2026, between, parties of the first part hereinafter referred to as Brent Kauffman, having an address of 407 Mountain Road, Marysville, PA 17053 ("Grantor") and Veolia Water Pennsylvania, Inc., formerly known as VEOLIA Water Pennsylvania, Inc., 6310 Allentown Boulevard, Suite 104, Harrisburg, Pennsylvania 17112 ("Grantee") a corporation of the Commonwealth of Pennsylvania, party of the second part, hereinafter referred to as the "Water Company", a Public Utility.

**The conveyance of this easement (the "Easement") is an excluded transaction and not subject to realty transfer tax because under 61 PA Code § 91.193(28) the Grantee is a public utility and this is a transfer of an Easement to a person furnishing public utility service, and the Easement is used in, or useful for, furnishing public utility services.**

**WITNESSETH that the said Grantor for and in consideration of the sum of Ninety Thousand Dollars (\$90,000.00) lawful money of the United States of America and other good and valuable consideration the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, and conveys to the Water Company, its successors and assigns, a perpetual, exclusive Easement and right-of-way, which is approximately 0.232 acres as shown on attached Exhibit "A" for the sole purpose of the construction, installation, maintenance, improvement, operation, inspection, repair, replacement, renewal and removal of a water booster pump station (the "Water Booster Pump Station") and equipment, above or underground piping and accessories, property and appurtenances, including but not limited to the building, pumps, pipes, valves, hydrants, shut-off boxes, tees and connectors, for the transmission and distribution of water and to provide water services over, under, through, in, upon, and across lands of the Grantor situate in Tax Parcel I.D. No. 150,152.06-111.000, 400 South Main Street, Marysville, PA 17053, Perry County, Pennsylvania the location of said Easement shall be limited to the Easement area shown on the attached Exhibit "A" and made a part hereof by reference.**

**TOGETHER** with the right and privilege of ingress, egress, and regress to and for the Water Company or its employees, agents, contractors, sub-contractors, nominees, successors and assigns, at all times for the purposes outlined herein through the above-described Easement area for the purpose of installing, constructing, maintaining, operating inspecting, repairing, replacing, renewing, removing Water Booster Pump Station, and the said water mains and accessories, property and appurtenances located in said easement area, when and as often as need be, or as occasion may require.

The foregoing grant of easement and right-of-way is further subject to the following conditions, covenants and agreements of the parties hereto:

1. The Easement and right-of-way granted hereby shall apply to and run with the lands of Grantor and shall be binding upon the heirs, executors, administrators, successors and assigns of Grantor and may be released, extinguished or abandoned only by an appropriate document executed by the Water Company its successors or assigns.
2. Water Company shall have the right from time to time to trim and cut and clear away any trees and bushes now or hereafter on said Easement and right-of-way which may be necessary for the construction, installation, maintenance, improvement, operation, inspection, repair, replacement, renewal and removal of such water facilities or which may or become a hazard to said building, equipment, pipes, mains, appurtenances and fixtures.
3. Grantor shall not erect or construct any buildings, fences or structures on said Easement and right-of-way, shall not plant crops, shrubs or trees on said Easement and right-of-way, or otherwise limit Water Company's ability to access, maintain, or operate the Water Booster Pump Station, water mains and lines or in any way limit Water Company's ability to exercise its right under this Deed of Easement.
4. Water Company shall use caution during construction and in the future to prevent damage to Grantor, and Grantor's property.
5. Grantor shall not, without the written consent of the Water Company, suffer or permit the installation of any electric, sewer, gas or other utility lines, pipes, poles or appurtenances on, over, under or across the Easement and right-of-way granted hereby.
6. Any building or equipment, Water Booster Pump Station, water mains, pipes, appurtenances and property and accessories installed, maintained, removed or replaced by Water Company in the Easement and right-of-way granted hereby shall at all times be taken to be and remain the sole personal property of Water Company for use in its business and subject to removal by it at any time, and shall be taken and deemed to be personal property and not permanently affixed to the realty so as to become fixtures.

- 7. Except as herein provided, this Deed of Easement contains the entire agreement of the parties with respect to the subject matter hereof and may not be amended or terminated except by written agreement signed by both parties hereto, and supersedes all prior oral and written agreements or understandings with respect to the subject matter hereof.
- 8. Water Company shall have the right to assign this Easement and right-of-way and the rights granted to it hereby without any approval or permission from Grantor.
- 9. Grantor represents that it has the right in the property to grant this Easement.
- 10. This Deed of Easement shall be binding upon the successors or assigns of the respective parties.
- 11. This Deed of Easement shall be construed and enforced in accordance with the laws of the Commonwealth of Pennsylvania.
- 12. This Deed of Easement is subject to review and approval by the Pennsylvania Public Utility Commission.

IN WITNESS WHEREOF, the Grantor intending to be legally bound has caused this Deed of Easement to be duly executed and sealed, the day and year first above written.

**(GRANTOR)**

Brent Kauffman

WITNESS:

*Philip M Grapes*  
 (Signature)  
 Philip M Grapes  
 (Print Name)

*BTK*  
 (Signature)  
 Brent Kauffman

WITNESS:

*Philip M Grapes*  
 (Signature)  
 Philip M Grapes  
 (Print Name)

**(GRANTEE)**

Veolia Water Pennsylvania, Inc.

*[Signature]*  
 Larry Flannicum  
 Regional President

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF Cumberland )

ON THIS, the 18 day of MAY, A. D. 2026 before me, a Notary Public, personally  
Appeared Brent Kauffman, who acknowledged  
himself to be (or satisfactorily proven to be) the person whose name is subscribed to the within  
Deed of Easement and that the signing of same was his act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18 day of  
MAY, 2026.

Susan R. Sheaffer  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Susan R. Sheaffer, Notary Public  
Dauphin County  
My Commission Expires January 28, 2027  
Commission Number 1345668

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF DAUPHIN )

BE IT REMEMBERED that on this 13<sup>th</sup> day of May, A. D. 2026 before me, a Notary  
Public, the undersigned officer, personally appeared Larry Finnicum, who acknowledged himself  
to be the Regional President of Veolia Water Pennsylvania, Inc. and that as such officer, being  
authorized to do so, executed the forgoing instrument for the purpose therein contained.

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

Kara A. Nies  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Kara A. Nies, Notary Public  
Dauphin County  
My commission expires March 19, 2029  
Commission number 1393940

**PROPOSED LOT #1  
FOR  
VEOLIA WATER PENNSYLVANIA, INC.  
400 S. MAIN STREET - MARYSVILLE, PA**

**ALL THAT CERTAIN** tract or parcel of land situate in the Borough of Marysville, County of Perry, and Commonwealth of Pennsylvania, being a portion of lands now or formerly of Brent W. Kauffman, as described in Deed Book 2018, Page 6956, Tract No. 1, being identified as "Proposed Lot No. 1" on a plan for Veolia Water Pennsylvania, Inc. titled "400 South Main Street - Existing Conditions Plan" prepared by Pennoni Associates, Inc. dated January 7, 2026 more particularly bounded and described as follows, to wit:

**BEGINNING** at a ¾" capped rebar (found) on the western side of South Main Street, along the residue line of lands of Brent W. Kauffman, as described in Deed Book 2018, Page 6956, Tract No.1, as shown on the aforementioned plan;

Thence, running along the aforementioned western side of South Main Street, South 24° 11' 41" East, for a distance of 234.00 feet to a 5/8" iron pin (found);

Thence, running along line of lands now or formerly of Pennsylvania Railroad, North 44° 27' 48" West, for a distance of 249.45 feet to a ¾" capped rebar (found);

Thence, running along the aforementioned residue line of lands of Brent W. Kauffman, North 65° 48' 19" East, for a distance of 86.41 feet to the Point of Beginning.

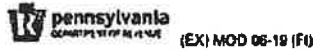
**CONTAINING:** 10,110 square feet or 0.232 Acre of land



*Michael L. Wakefield*

Michael L. Wakefield, PLS  
Registration No. SU-075583  
Date: January 7, 2026





**REV-183**  
BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG, PA 17128-0603

1830019105

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
COMPLETE EACH SECTION

**RECORDER'S USE ONLY**

State Tax Paid	
Book	Page
Instrument Number	
Date Recorded	

**SECTION I TRANSFER DATA**

Date of Acceptance of Document			
Grantor(s)/Lessor(s) Brent Kaufman	Telephone Number 717-957-3282	Grantee(s)/Lessee(s) Veolia Water Pennsylvania, Inc.	Telephone Number
Mailing Address 407 Mountain Rd.		Mailing Address 6310 Allentown Blvd., Suite 104	
City Marysville	State PA	ZIP Code 17053	City Harrisburg
	State PA	ZIP Code 17112	

**SECTION II REAL ESTATE LOCATION**

Street Address Perry County tax parcel number 150, 152.06-111.000		City, Township, Borough Marysville	
County Perry County	School District	Tax Parcel Number 150, 152.06-111.000	

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation?  YES  NO

1. Actual Cash Consideration \$90,000	2. Other Consideration + \$0	3. Total Consideration = \$90,000
4. County Assessed Value N/A Easement not separately assessed	5. Common Level Ratio Factor x	6. Computed Value =

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed \$ 90,000	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

2. Fill in the Appropriate Oval Below for Exemption Claimed.

Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)

Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)

Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)

Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)

Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)

Statutory corporate consolidation, merger or division. (Attach copy of articles.)

Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

**The conveyance is of an easement (the "Easement") and is an excluded transaction and not subject to realty transfer tax because under 61 PA Code Section 91.193(28) the Grantee is a public utility and this transfer of an Easement is to a person furnishing public utility service, and the Easement is used in, and useful for, furnishing public utility services.**

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name Larry Finnicum	Telephone Number 717.564.3664
Mailing Address 6310 Allentown Blvd, Ste 104	City Harrisburg
	State PA
	ZIP Code 17112

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party \_\_\_\_\_ Date May 18 2026

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED



1830019105

1830019105