

Prepared By: James M. Strong, Esq.

**Return To: James M. Strong, Esq.
McNees Wallace & Nurick LLC
100 Pine Street
P.O. Box 1166
Harrisburg, PA 17108-1166**

Municipality: Cranberry Township, Butler County, PA

Parcel No.: 130-4F121-15

TERMINATION OF MEMORANDUM OF PURCHASE OPTION

THIS TERMINATION OF MEMORANDUM OF PURCHASE OPTION (this "Termination") is made this _____ day of _____, 2022, by and between **DIANA G. WOLFE and BLAINE WOLFE, CO-EXECUTORS OF THE ESTATE OF MARY LOUISE GRAHAM, DECEASED** ("Owner"), and the **TOWNSHIP OF CRANBERRY**, with an address of 2525 Rochester Road, Suite 400, Cranberry Township, Butler County, Pennsylvania ("Grantee").

B A C K G R O U N D:

A. Eugene and Mary Graham and Grantee entered into an Option to Purchase Right of Way, dated March 27, 2002, which granted to Grantee an option to purchase (the "Purchase Option") a right-of-way over, in and across certain real property located in Cranberry Township, Butler County, Pennsylvania, identified as Parcel Number 130-4F121-15 (the "Property");

B. In connection with the Purchase Option, Grantor and Grantee recorded a Memorandum of Option, dated March 27, 2002, with the Butler County Recorder of Deeds Office on April 24, 2002 to Instrument No. 200204240014138 (the "Memorandum"); and

C. Owner is the successor-in-interest and current owner in fee of the Property; and

D. Grantee desires to waive the Purchase Option, and Owner and Grantee have agreed to terminate the Memorandum.

NOW, THEREFORE, intending to be legally bound, Grantee affirms and agrees as follows:

1. **INCORPORATION.** The background recitals above are hereby incorporated into this Memorandum as if set forth in full.

2. **TERMINATION OF PURCHASE OPTION.** Grantee hereby waives the Purchase Option and the Memorandum is hereby terminated as of the date hereof. Pursuant to this Termination, the Property shall no longer be encumbered by the Purchase Option or the Memorandum, both of which are null and void and of no further effect.

3. **BINDING EFFECT.** This Termination shall be binding upon, and inure to the benefit of, each of the Owner and Grantee and their respective successors and assigns.

4. **COUNTERPARTS.** This Termination may be executed in one or more counterparts, each of which shall constitute an original, and all of which taken together shall constitute one and the same instrument.

[Signature page follows.]

IN WITNESS WHEREOF, the parties have executed this Termination as of the day and year first written above.

OWNER:
ESTATE OF MARY LOUISE GRAHAM

By: Diana G. Wolfe
Name: Diana G. Wolfe
Title: Co-Executor

By: Blaine Wolfe
Name: Blaine Wolfe
Title: Co-Executor

GRANTEE:
TOWNSHIP OF CRANBERRY

By: _____
Name:
Title:

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
 : SS:
COUNTY OF BUTLER :

On this, the _____ day of _____, 2022, before me, a Notary Public, the undersigned officer, personally appeared _____, who acknowledged her/himself to be the _____ of the Township of Cranberry (the "Township"), and that s/he, as such _____, and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Township by her/himself as such

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

Notary Public (Seal)

My commission expires:

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF BUTLER :

On this the 6 day of April, 2022, before me, a Notary Public, the undersigned officer, personally appeared DIANA G. WOLFE, CO-EXECUTOR OF THE ESTATE OF MARY LOUISE GRAHAM, DECEASED, and acknowledged that they are duly authorized to do so, executed the foregoing instrument for the purposes therein contained.

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

Deborah E. Rosser (Seal)
Notary Public

My commission expires: 10/16/2022

Commonwealth of Pennsylvania - Notary Seal
Deborah E. Rosser, Notary Public
Washington County
My commission expires October 16, 2022
Commission number 1177569
Member, Pennsylvania Association of Notaries

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF BUTLER :

On this the 6 day of April, 2022, before me, a Notary Public, the undersigned officer, personally appeared BLAINE WOLFE, CO-EXECUTOR OF THE ESTATE OF MARY LOUISE GRAHAM, DECEASED, and acknowledged that they are duly authorized to do so, executed the foregoing instrument for the purposes therein contained.

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

Deborah E. Rosser (Seal)
Notary Public

My commission expires: 10/16/2022

Commonwealth of Pennsylvania - Notary Seal
Deborah E. Rosser, Notary Public
Washington County
My commission expires October 16, 2022
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