
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2494 Session of
2018

INTRODUCED BY M. QUINN, JUNE 18, 2018

REFERRED TO COMMITTEE ON STATE GOVERNMENT, JUNE 18, 2018

AN ACT

1 Authorizing the Department of Conservation and Natural
2 Resources, with the approval of the Governor, to grant and
3 convey to Robbie S. Cohen-Millstein certain lands situate in
4 Nockamixon Township, Bucks County, in exchange for Robbie S.
5 Cohen-Millstein granting and conveying certain lands to the
6 Commonwealth of Pennsylvania, Department of Conservation and
7 Natural Resources, to be added to those existing lands at
8 Delaware Canal State Park.

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

11 Section 1. Conveyance in Nockamixon Township, Bucks County.

12 (a) Authorization.--The Department of Conservation and
13 Natural Resources, with the approval of the Governor, is hereby
14 authorized on behalf of the Commonwealth of Pennsylvania to
15 grant and convey to Robbie S. Cohen-Millstein certain lands
16 situate in Nockamixon Township, Bucks County, in exchange for
17 that certain property to be conveyed to the Commonwealth of
18 Pennsylvania, acting by and through the Department of
19 Conservation and Natural Resources, in accordance with
20 subsection (c).

21 (b) Conveyance of lands to Robbie S. Cohen-Millstein.--The

1 property to be conveyed in accordance with this act consists of
2 approximately 0.10 acres, located in Nockamixon Township, Bucks
3 County, Commonwealth of Pennsylvania, bounded and described as
4 follows: BEGINNING at an iron pipe on the line between the
5 property formerly of Margaret Cowperthwaite and the property now
6 or late of Robert and Rebecca Ranieri, said iron pipe being on
7 the north side, 13.6 feet perpendicular from the centerline of
8 State Route 32, thence N 28°5' W, 62.35 feet to a point in
9 Gallows Run, thence in and along Gallows Run, N 58°15' E, 56.64
10 feet to a point 8 feet southwestwardly from the edge of the
11 Delaware Canal, thence along the bank of the Canal, S 62°53' E,
12 19.88 feet to a point 8 feet southwestwardly from the edge of
13 the Delaware Canal, thence parallel to the bank of the Canal, S
14 44°08' E, 26.95 feet to a point, thence along land of Robbie S.
15 Cohen-Millstein, S 45°52' W, 31.45 feet to a point on the west
16 edge of a stone wall, thence along land of said Cohen-Millstein,
17 along the edge of the said stone wall, S 27°30' E, 33.3 feet to
18 a point along the edge of State Route 32, thence along the edge
19 of State Route 32, S 84°5' W, 48.33 feet to place of beginning.
20 BEING the same premises conveyed to the Commonwealth of
21 Pennsylvania from Margaret Cowperthwaite, by deed dated October
22 12th, 1967 and recorded November 16th, 1967 in the Bucks County
23 Recorder of Deeds Office at Book 1882, Page 904.

24 (c) Conveyance of lands to Commonwealth.--The property to be
25 conveyed in accordance with this act consists of approximately
26 0.25 acres, located in Nockamixon Township, Bucks County,
27 Commonwealth of Pennsylvania, bounded and described as follows:
28 BOUNDED on the West by lands of Gregory and Jane Wuerstle, on
29 the North by the Delaware River, on the East by Gallows Run, and
30 on the South by the towpath of the Delaware Canal. BEING known

1 as Bucks County, Pennsylvania tax map number 30-008-045. BEING
2 part of the same premises conveyed to Robbie S. Millstein by
3 deed dated December 30th, 2013 and recorded December 31st, 2013
4 in the Bucks County Recorder of Deeds Office as Instrument
5 Number 2013101582.

6 (d) Conditions of conveyance.--The conveyances described in
7 this section shall be made concurrently and under and subject to
8 all lawful and enforceable easements, servitudes and rights of
9 others, including, but not limited to, streets, roadways and
10 rights of any telephone, telegraph, water, electric, gas or
11 pipeline companies, as well as under and subject to any lawful
12 and enforceable estates or tenancies vested in third persons
13 appearing of record, for any portion of the land or improvements
14 erected thereon.

15 (e) Deeds.--The deed of conveyance of the property described
16 in subsection (b) shall be by special warranty deed and shall be
17 executed by the Secretary of Conservation and Natural Resources
18 in the name of the Commonwealth of Pennsylvania.

19 (f) Costs and fees.--All costs and fees incidental to the
20 conveyances contained in this section shall be borne by their
21 respective parties. This provision shall not apply to any taxes
22 to which the Commonwealth is immune.

23 (g) Time period for conveyances.--In the event that these
24 conveyances are not executed by December 31, 2019, the
25 authorization contained in this section shall become null and
26 void.

27 Section 2. Effective date.

28 This act shall take effect immediately.