

1993 SEP 23 AM 8:47

James A. Leppia
RECORDER OF DEEDS

THIS DEED

MADE the 22nd day of September, 1993,

BETWEEN CARL KOBOSKY and KATHLEEN M. KOBOSKY, his wife, of
Rostraver Township, Westmoreland County, Pennsylvania,
parties of the first part and

GLENN G. HARDING and DEBRA L. HARDING, his wife, of West Newton,
Westmoreland County, Pennsylvania,

parties of the second part:

WITNESSETH, that the said parties of the first part, in
consideration of ONE AND 00/100 (\$1.00) DOLLAR to them now paid by
the said parties of the second part, do grant, bargain, sell and
convey unto the said parties of the second part, their heirs and
assigns,

ALL that certain parcel of land situate in the Township of Rostraver,
County of Westmoreland and Commonwealth of Pennsylvania, being Lot
No. 3 in the K & K Farms Plan of Lots No. 2 and recorded in Plan Book
Volume 89, Page 1257, and Parcel No. 4 in the John E. McCauley Plan
of Lots (unrecorded), more particularly bounded and described as
follows:

BEGINNING at a point on L.R. 64150 said point being corner common to
land now or formerly of William and Deanna Ferguson; thence through
said L. R. 64150, the following eight courses and distances: South
89° 27' 46" East, 138.00 feet; thence South 75° 56' 46" East, 100.76
feet; thence South 61° 58' 46" East, 112.22 feet; thence South 33° 29'
13" East, 60.11 feet; thence South 16° 51' 22" East, 145.23 feet;
thence South 23° 12' 22" East, 84.74 feet; thence South 27° 42' 52"
East, 109.12; thence South 29° 19' 19" East, 338.35 feet to a point;
said point being corner common to land now or formerly of Nancy
Maxwell, South 34° 06' 00" West, 433.80 feet to a point on line of
land now or formerly of Hubert and Nancy Maxwell; thence along land
now or formerly of Hubert and Nancy Maxwell, North 73° 05' 32" West,
803.00 feet to a point, said point being corner common to land now or
formerly of William and Deanna Ferguson; thence along land now or
formerly of William and Deanna Ferguson, North 22° 10' 16" East,
931.65 feet to a point, the place of beginning.

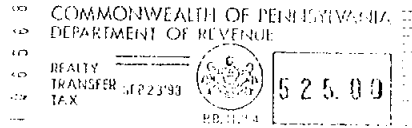
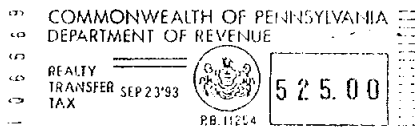
CONTAINING 14.88 acres.

BEING a part of the same property conveyed to the Grantor herein, Carl Kobosky, by deed dated August 10, 1979, and recorded in the Recorder of Deeds Office of Westmoreland County, Pennsylvania, in Deed Book Volume 2331, Page 557 and by deed dated November 23, 1987, and recorded in the Recorder of Deeds Office of Westmoreland County, Pennsylvania, in Deed Book Volume 2776, Page 125.

EXCEPTING AND RESERVING from the above parcels all of the six-foot vein of coal, known as the Pittsburgh Vein, underlying the said premises with the mining rights thereto as have heretofore been sold and conveyed.

EXCEPTING AND RESERVING from the above parcels therefrom and thereout all of the deep vein or Freeport coal to prior owners, their heirs and assigns, together with the mining rights and privileges to the same.

The actual consideration of the within transaction is \$105,000.00.



Belle Vernon Area School Dist. \$525.00
Rostraver Twp. \$525.00
Date 9/23/93 Recorder *[Signature]*

with the appurtenances: TO HAVE AND TO HOLD the same unto and for the use of the said parties of the second part, their heirs and assigns forever, and the said parties of the first part, for their heirs, executors and administrators covenant with the said parties of the second part, their heirs and assigns against all lawful claimants generally the same and every part thereof to Warrant and Defend.

NOTICE-THIS DOCUMENT MAY NOT (DOES NOT) SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE (HAVE) THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

Witness the hands and seals of the said parties of the first part.

WITNESS:

<u>Jan M. Bogie</u>	<u>Carl Kobosky</u> (SEAL) CARL KOBOSKY
<u>Auto Both</u>	<u>Kathleen M. Kobosky</u> (SEAL) KATHLEEN M. KOBOSKY

NOTICE-THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

WITNESS:

<u>Jan M. Bogie</u>	<u>Glenn G. Harding</u> GLENN G. HARDING
<u>Auto Both</u>	<u>Debra L. Harding</u> DEBRA L. HARDING

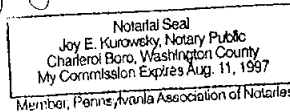
COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF WASHINGTON : **:

ON THIS the 22 day of September, 1993,
before me, a Notary Public, the undersigned officer, personally
appeared CARL KOBOSKY and KATHLEEN M. KOBOSKY, his wife, known to me
(or satisfactorily proven) to be the persons whose names are
subscribed to the within instrument and acknowledged that they
executed the same for the purposes therein contained.

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

MY COMMISSION EXPIRES:

Joy E. Kurovsky
NOTARY PUBLIC



* * * * *

I, _____, do hereby certify that
Grantees' precise residence is RD #1, Tanky Hollow Rd.
Belle Vernon, Pa 15012

Prepared by:
RICHARD R. VICTORIA
ATTORNEY AT LAW
508 CIRCLE DRIVE
BELLE VERNON, PA 15012
(412) 929-9823