

This Indenture,

RECORDED
WESTMORELAND COUNTY, PA.

89 APR 14 AM 11:57

Made the 12th day of April
Nineteen hundred and eighty-nine (1989)

James S. Haggins
RECORDER OF DEEDS

~~Return~~ MARY JANE WILLIAMS, widow, hereinafter referred to as the
"Party of the First Part,"

A
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D

WARREN E. WILLIAMS and FEARBY J. MORFORD, as Tenants in Common,
hereinafter referred to as the "Parties of the Second Part,"

~~xxxxxx~~ **Witnesseth** that the said party *Y* of the first part, for and in consideration of the sum of One Dollar and no/100 - - - - -
lawful money of the United States of America, unto her well and truly paid by the said parties of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said parties of the second part their heirs and assigns forever,

ALL that certain tract of land situated in Allegheny Township, County of Westmoreland and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a post by the lands of G. L. Troutman, South 6° East for 35 1/2 perches to a post to lands now or formerly of Amanda Ross; thence by land now or formerly of said Ross, South 62° West for 348.15/100 feet to a post; thence by land of same, North 35° 50' West for 422.5/10 feet to a post; thence South 87° West for 178 feet to a post; thence by same lands, North 66° 20' West for 726 feet to a post near a white oak tree on line of lands of R. A. Armstrong; thence North 55° 53' East for 34 rods and 7 feet to a white oak tree at line of S. S. Armstrong; thence South 40° for 16 rods, more or less, to a stone post; thence 77 1/2° East for 44 1/2 perches to the place of beginning.

CONTAINING 15 acres, more or less. Also, a driveway along the line of C. L. Troutman to the public road from the lands above mentioned.

BEING Parcel Two on the conveyance from Clair E. Koesler, et. ux., to Warren E. Williams and Mary Jane Williams, his wife, by their deed dated March 8, 1969 and thereafter recorded in the Office of the Recorder of Deeds of Westmoreland County, Pennsylvania in Deed Book Volume 2011, page 1037. The said Warren E. Williams died January 20, 1972, thereby vesting title in Mary Jane Williams, his wife.

THIS deed is exempt from Pennsylvania Realty Transfer Taxes for the reason that it is from mother to son and daughter.

NOTICE

In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966", I/we, the undersigned grantee/grantees, hereby certify that I/we know and understand that I/we may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the purchased property may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. I/we further certify that this certification is in a color contrasting with that in the deed proper and is printed in twelve point type preceded by the word "notice" printed in twenty-four point type.

Witness:

[Signature]
[Signature]

This day of

THIS DOCUMENT MAY 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 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 pursuant to Act No. 255, approved September 10, 1965, as amended.)

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Together with all and singular the buildings improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said part of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

To have and to hold the said parcel of land

hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns Forever

And MARY JANE WILLIAMS

the said party of the first part, for herself and her heirs, executors and administrators, does by these presents covenant, grant and agree to and with the said parties of the second part, their heirs and assigns, that she the said party of the first part, her heirs all and singular the hereditaments and premises herein above described and granted, or mentioned, and intended so to be, with the appurtenances, unto the said parties of the second part, their heirs and assigns, against the said party of the first part, and her heirs, and against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part thereof,

Shall and will Warrant and forever Defend

In Witness Whereof, The said party of the first part to these presents set her hand and seal Dated the day and year first above written.

Signed, Sealed and Delivered
In the Presence of

John Brown

Mary Jane Williams
MARY JANE WILLIAMS

Commonwealth of Pennsylvania } ss:
County of Westmoreland }

On this, the 13 day of April 19 89, before me, a notary public the undersigned officer, personally appeared MARY JANE WILLIAMS, a widow,

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.

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

MY COMMISSION EXPIRES

NOTARIAL SEAL
JAMES R. ANTONIO, NOTARY PUBLIC
GREENSBURG, WESTMORELAND COUNTY
MY COMMISSION EXPIRES OCT. 15, 1991

that the precise address of the grantee herein is

c/o WALTER E. WILLIAMS
RD 1 Box 1755
LEITCHBURG, Pa. 15654

John Brown