

Prepared By: Engineering District 12-0
852 North Gallatin Avenue Ext
Uniontown, PA 15401-6406



Return To: PennDOT 12-0
PO Box 459
Uniontown, PA 15401-6406

Site Location: Part of Tax Map Parcel: 42-06-00-0-042

RW-317F (12/18)
18-FA-48.0

ROW OFFICE PROJ. NO.	120497
COUNTY	Westmoreland
S.R. - SECTION	0356-F10
MUNICIPALITY	Allegheny Township
PARCEL NO.	44
CLAIM NO.	6401600000
CLAIMANT	Warren E. Williams and Fearby J. Morford, Tenants in Common



I hereby CERTIFY
that this document is recorded
in the RECORDERS OFFICE
of Westmoreland County
Pennsylvania

Frank Schiefer

Frank Schiefer • Recorder of Deeds

DEED
(Fee Simple)

THIS INDENTURE, made January 7th, 2020 by Warren E. Williams of 269 Stullville Rd, Leechburg, PA 15656-7265 and Fearby J. Morford of 738 Aramis Drive, Creve Coeur, MO 63141-7309 as Tenants in Common owner(s) of property affected by the construction or improvement of the above mentioned State Route, their heirs, executors, administrators, successors, and/or assigns, hereinafter, whether singular or plural, called the GRANTOR, and the Commonwealth of Pennsylvania, Department of Transportation, hereinafter called the COMMONWEALTH,

WITNESSETH:

WHEREAS the COMMONWEALTH intends to record a plan in the Recorder of Deeds Office of the aforesaid County indicating its authorization to condemn property for the above highway from the aforesaid property; and

WHEREAS the parties hereto have agreed that, in lieu of condemnation, the GRANTOR will convey in fee simple and such other estate(s) as designated, if any, to the COMMONWEALTH the property or portion thereof required by the COMMONWEALTH,

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the GRANTOR does hereby grant and convey to the COMMONWEALTH

- ☐ In fee simple the premises described by metes and bounds in exhibit "A".
☒ In fee simple that portion of the aforesaid premises designated as required right-of-way or as acquired in fee simple for other purposes on the plot plan attached hereto and made a part hereof; and those areas, if any, designated as required for easement purposes as identified by the plot plan and set forth below.

UPI 42-03793-00000 *MB*

MAP 42-06-00-0-042

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Westmoreland County RecorderC

BEING all or a portion of the same property conveyed or devised to the GRANTOR by Deed of Mary Jane Williams, widow, dated April 12, 1989 and recorded in Deed Book Volume 2870 Page 282, together with the improvements, hereditaments and appurtenances thereto.

This conveyance contains 1.257 acres of Required Right of Way and 0.037 acre of Required Slope Easement and is identified on COMMONWEALTH plans as Parcel 44, being part of Tax Map Number 42-06-00-0-042. The GRANTOR warrants GENERALLY the property hereby conveyed.

The GRANTOR hereby excepts and reserves from this conveyance all right, title, and interest in and to all minerals, including oil, gas, subsurface gas storage, and subsurface gas storage protection together with the right to produce, inject, store subsurface, withdraw, and protect natural gas and oil; said mining, removal, storage and storage protection activities to be accomplished from a minimum depth to be determined by the COMMONWEALTH, from mine shafts, wells or other facilities located off the right-of-way, it being the intent of this provision that the COMMONWEALTH owns the right of support and no mineral activities may take place on the surface of the land acquired by the COMMONWEALTH.

The GRANTOR does further remise, release, quitclaim and forever discharge the COMMONWEALTH or any agency or political subdivision thereof or its or their employees or representatives of and from all suits, damages, claims and demands which the GRANTOR might otherwise have been entitled to assert under the provisions of the Eminent Domain Code, 26 Pa.C.S. § 101 et seq., for or on account of this conveyance and any injury to or destruction of the aforesaid property of the GRANTOR through or by reason of the aforesaid highway construction or improvement, except damages, if any, under Section 710 (Limited Reimbursement of Appraisal, Attorney and Engineering Fees) and Section 711 (Payment on Account of Increased Mortgage Costs) of the Eminent Domain Code; provided, however, that if relocation of a residence or business or farm operation is involved, this release shall likewise not apply to damages, if any, under Section 902 (Moving Expenses) and/or Section 903, 904 (Replacement Housing) and/or Section 905 (Housing Replacement Authorization) of the Eminent Domain Code.

The GRANTOR does further indemnify the COMMONWEALTH against any claim made by any lessee of the aforesaid property who has not entered into a Settlement Agreement with the COMMONWEALTH.

Certificate of Residence

I hereby certify the Grantee's precise residence to be:

852 North Gallatin Avenue Ext
Uniontown, PA 15401-6406

Witness my hand this 7th day of January, 2020

John Brady
Agent for the Commonwealth of Pennsylvania
Department of Transportation


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The GRANTOR has executed or caused to be executed these presents, intending to be legally bound thereby.

INDIVIDUALS

Warren E. Williams
Warren E. Williams

ENTITIES*

GRANTOR:

(Name of Entity)

BY: _____

BY: _____

* Use this block for a corporation, partnership, LLC, government entity, school district, church, trust, club, association, POA, attorney-in-fact, executor, administrator or any other entity. See R/W Manual Section 3.06.

INDIVIDUAL

STATE OF PENNSYLVANIA

COUNTY OF Westmoreland

On this 7th day of January, 2020,
before me, Josiah Brady,
the undersigned officer, personally appeared
Warren E. Williams

_____, known to me
(or satisfactorily proven) to be the person(s) whose
name(s) he subscribed to the within instrument,
and acknowledged that he executed the
instrument for the purposes contained in it.

In witness whereof, I hereto set my hand and official
seal.

Josiah Brady [Signature]
Notary Public [Title]

[Seal]

Commonwealth of Pennsylvania - Notary Seal
Josiah Brady, Notary Public
Blair County
My commission expires July 12, 2023
Commission number 1354065
Member, Pennsylvania Association of Notaries

ENTITY

STATE OF PENNSYLVANIA

COUNTY OF _____

On this _____ day of _____, 20____,
before me, _____, the undersigned
officer, personally appeared _____
_____, who acknowledged _____ self
to be the _____ [title] of
_____ [name of entity],
and that as such _____
[title], being authorized to do so,
executed the foregoing instrument for the purposes
contained in it by signing on behalf of the entity as
_____ [title].

In witness whereof, I hereto set my hand and official seal.

[Signature]

[Title]

[Seal]

APPROVED AS TO FORM AND LEGALITY:

J. P. -
For Chief Counsel 05-34-20

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The GRANTOR has executed or caused to be executed these presents, intending to be legally bound thereby.

INDIVIDUALS

Fearby J. Morford
Fearby J. Morford

ENTITIES*

GRANTOR:

(Name of Entity)

BY:

BY:

* Use this block for a corporation, partnership, LLC, government entity, school district, church, trust, club, association, POA, attorney-in-fact, executor, administrator or any other entity. See R/W Manual Section 3.06.

INDIVIDUAL

STATE OF MISSOURI
COUNTY OF ST. CHARLES

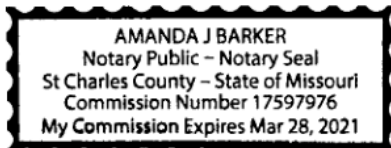
On this 11th day of JANUARY, 2020,
before me, AMANDA J. BARKER,
the undersigned officer, personally appeared
FEARBY J. MORFORD

_____, known to me
(or satisfactorily proven) to be the person(s) whose
name(s) she subscribed to the within instrument,
and acknowledged that she executed the
instrument for the purposes contained in it.

In witness whereof, I hereto set my hand and official
seal.

Amanda J. Barker [Signature]
NOTARY PUBLIC [Title]

[Seal]

**ENTITY**

STATE OF PENNSYLVANIA
COUNTY OF _____

On this _____ day of _____, 20____,
before me, _____, the undersigned
officer, personally appeared _____
_____, who acknowledged _____ self
to be the _____ [title] of
_____ [name of entity],
and that as such _____

_____, [title], being authorized to do so,
executed the foregoing instrument for the purposes
contained in it by signing on behalf of the entity as
_____. [title].

In witness whereof, I hereto set my hand and official seal.

_____, [Signature]
_____, [Title]

[Seal]

APPROVED AS TO FORM AND LEGALITY:

A.P.
For Chief Counsel 05-31-20



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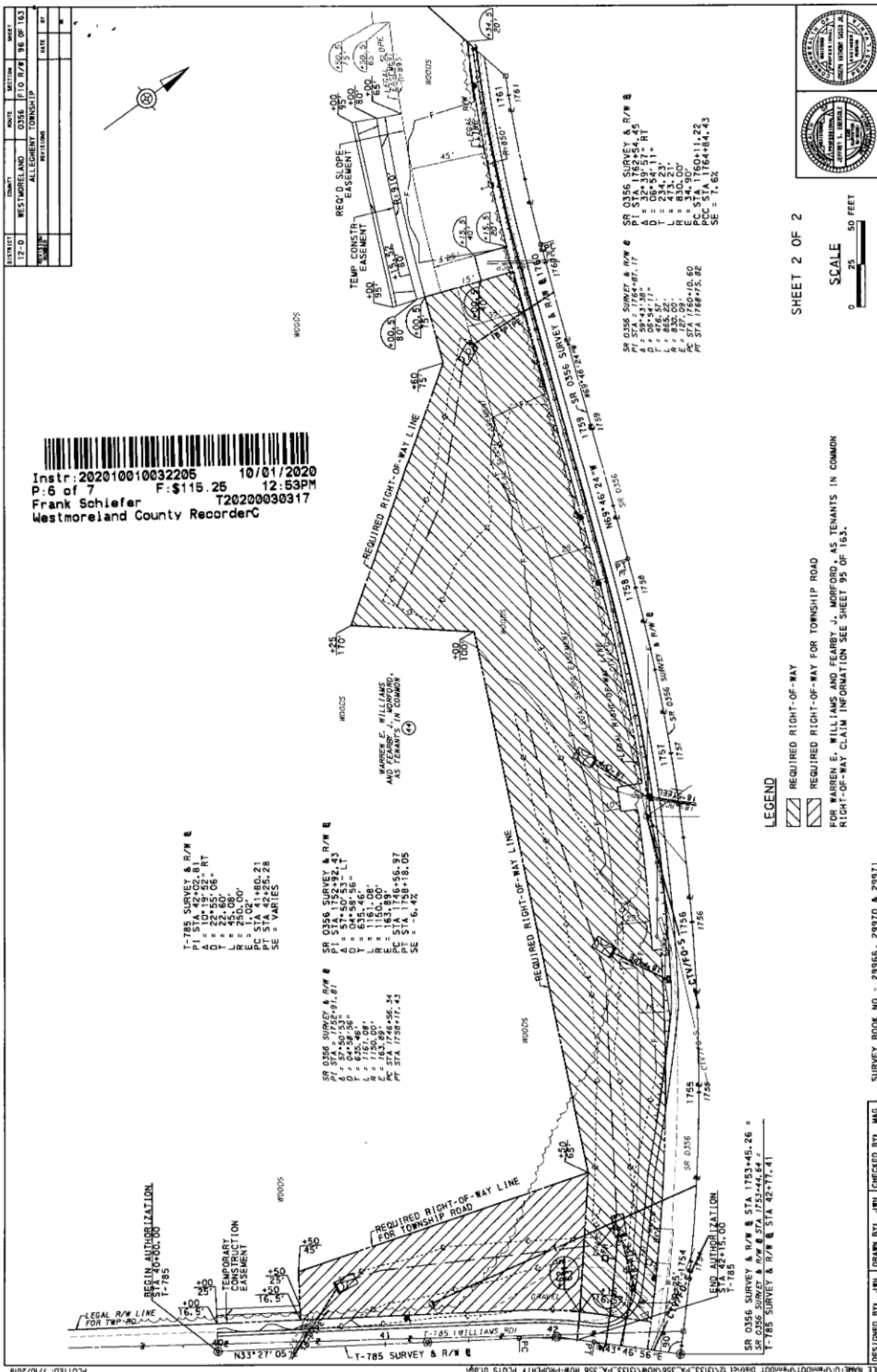
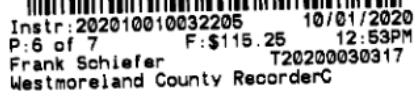
Warren E. Williams

FILE NAME	DESCRIPTION

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
12-0	WESTMORELAND	0356	F10 R#	96 OF 163

ALLEGHENY TOWNSHIP

DATE	BY



SHEET 2 OF 2

SCALE

0 25 50 FEET

DESIGNED BY: JWH	DRAWN BY: JWH	CHECKED BY: MAG
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SURVEY BOOK NO - 29866, 29970 & 29971

REV-183

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

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

State Tax Paid ☒ **0**

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SECTION I TRANSFER DATA

Date of Acceptance of Document 01/07/2020			
Grantor(s)/Lessor(s) Warren E Williams and Fearby J. Mof		Telephone Number (724) 845-7043	
Grantee(s)/Lessee(s) Comm of PA Dept of Transportation		Telephone Number (724) 439-7315	
Mailing Address 269 Stullville Rd		Mailing Address 825 N. Gallatin Ave Ext	
City Leechburg	State PA	ZIP Code 15656	City Uniontown
	State PA	ZIP Code 15401	

SECTION II REAL ESTATE LOCATION

Street Address DB 429 PG 282		City, Township, Borough Allegheny Township	
County Westmoreland	School District Leechburg	Tax Parcel Number 42-06-00-0-042	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ☐ YES ☒ NO

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 3,940.00	5. Common Level Ratio Factor x 7.63	6. Computed Value = 30,062.20

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

1a. Amount of Exemption Claimed \$ 1.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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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.)

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

Name Vincent M. Komacko, Jr., District 12-0 Right-of-Way Administrator		Telephone Number (724) 439-7315	
Mailing Address 825 N Gallatin Ave Ext	City Uniontown	State PA	ZIP Code 15401

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 <i>[Signature]</i>	Date 10/01/2020
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

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