

BK1919 PG0033

a:\deeddisc#5:KuangD:06/20/97:kms

THIS DEED

Made this 26th day of JUNE, in the year of our Lord, one thousand nine hundred and ninety-seven (1997).

By and Between

JINGHUA KUANG and REBECCA MU YUAN, his wife, of Dunbar, Fayette County, Pennsylvania,

GRANTORS,

A
N
D

RICHARD H. GALAND and LAURA S. GALAND, his wife, of Dunbar, Fayette County, Pennsylvania,

GRANTEES.

WITNESSETH, that in consideration of One (\$1.00) Dollar and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees the following described real property:

ALL that certain piece, parcel or lot of land situate in Dunbar Township, Fayette County, Pennsylvania and designated as Lot No. 8 in the "Cecil Plan of Lots-Plan No. 1", which plan is of record in the Office of the Recorder of Deeds Office of Fayette County, Pennsylvania, in Plan Book Volume 11, page 189, and which lot is more particularly bounded and described as follows:

BEGINNING at a point along the southernmost edge of Cecil Drive, a 50 foot street, which beginning point is the intersection of the boundary line running between

LOCAL PROPERTY TAX PAID	
Dunbar	\$ 415.00
W. Va.	\$ 415.00
7-3-97	DAVID G. MALOSKY RECORDER

COMMISSIONER OF REVENUE
DUNBAR, PENNSYLVANIA
JUN 26 1997 63009

Lots No. 1 and 8 of the aforesaid Plan of lots with the southernmost edge of Cecil Drive, thence North 48 degrees 26 minutes East along the southernmost edge of Cecil Drive a distance of 116.45 feet to an iron pin, thence continuing along the southernmost edge of Cecil Drive along a curve to the right having a chord bearing and distance of North 83 degrees 27 minutes 10 seconds East 172.16 feet, and arc distance of 183.36 feet, an angle of 70 degrees 02 minutes 20 seconds, a radius of 150.00 feet, and a tangent of 105.11 feet to an iron pin located along Lot No. 9; thence South 46 degrees 58 minutes West along Lot No. 9 a distance of 251.08 feet to an iron pin located at the Easternmost corner of Lot No. 1 thence North 45 degrees 04 minutes West along Lot No. 1 a distance of 105.42 feet to an iron pin, the place of beginning, as per survey plot of Fayette Engineering Company, Inc. dated April 28, 1997, a copy of which is attached hereto and made a part hereof by reference. The above legal description has been modified to conform to the attached survey.

UNDER AND SUBJECT to all of the building restrictions and other covenants referred to at length set forth in the Declaration of Raymond Cecil and Margaret E. Cecil, his wife, which Declaration is dated November 14, 1977 and is recorded in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, in Deed Book Volume 1227, page 225.

UNDER AND SUBJECT to all exceptions, reservations, easements, restrictions and rights of way as contained in prior instruments of record or existing on the land.

BEING the same premises conveyed to Jinghua Kuang and Rebecca Mu Yuan, his wife, by deed of Paul A. Horvat and Kristi L. Horvat, his wife, dated May 20, 1994, which deed is of record in the Office of the Recorder of Deeds of Fayette County, Pennsylvania in Record Book Volume 1368, Page 169.

The actual consideration of this transaction is Eighty-three Thousand (\$83,000.00) Dollars.

AND the Grantors do hereby covenant and agree that they will warrant GENERALLY, the property hereby conveyed.

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.

NOTICE: Grantors hereby warrant that no hazardous waste is presently being disposed or has ever been disposed by the Grantors or the Grantors' actual knowledge, upon or within July 7, 1980, P.L. 380, and for no other purpose. 35 P.S. 6018.405.

The above notice is inserted in this document for the sole purpose of complying with the Pennsylvania Act of Assembly of 1957, P.L. 984, as amended, and shall have no other force, effect, or meaning.

662 B

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:

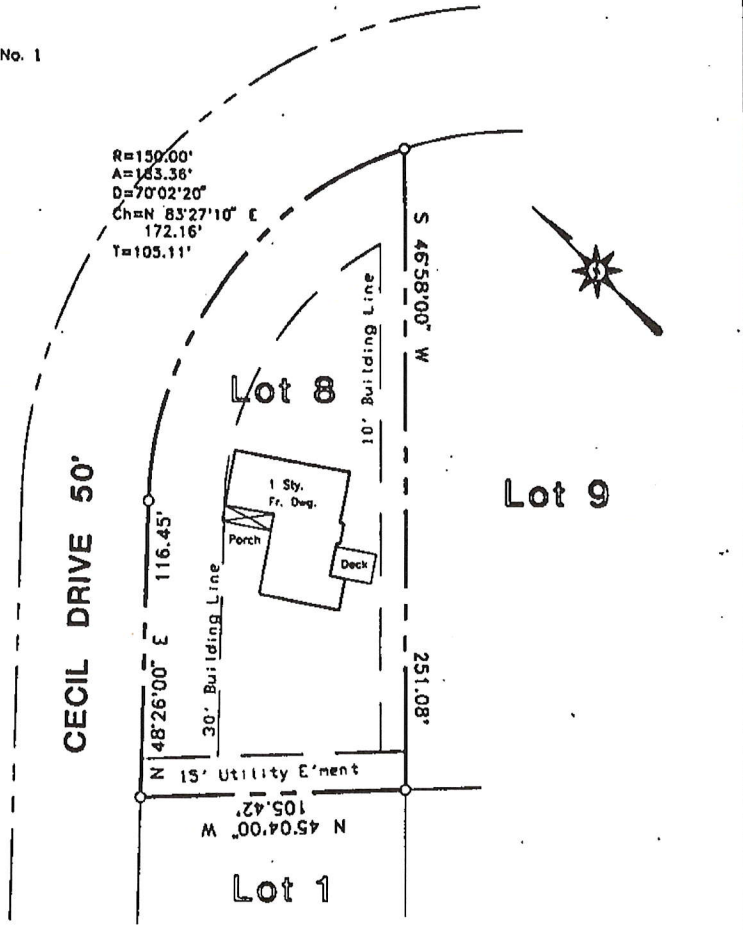
Richard H. Galand
.....
as to both

Richard H. Galand
.....
RICHARD H. GALAND
Laura S. Galand
.....
LAURA S. GALAND

This3rd day of JULY, 1997.....

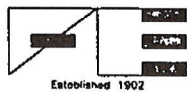
BK1919 PG0038

TITLE REFERENCE:
R.B. 1368-169
Cecil Plan of Lots No. 1
P.B. 11-189



Property Of
JINGHUA KUANG

Dunbar Township, Fayette Co., PA
Scale: 1" = 50' April 28, 1997



**FAYETTE ENGINEERING
COMPANY INC.**

CONSULTING ENGINEERS
UNIONTOWN, PA
412-438-5573

Tax Map
9-20-183-8
Misc. Bk. 688-29

Established 1902

COMMONWEALTH OF PENNSYLVANIA :
ss.
COUNTY OF FAYETTE :

RECORDED on this 3rd day of JULY, A.D.
1997, in the Office of the Recorder of Deeds of the said
County, in Record Book Volume 1919, Page 33.

Given under my hand and the seal of the said office,
the date first above mentioned,

Diana G. Malosky
Recorder

RECORDER, MAIL DEED TO:

McCUE & HUSBAND LAW FIRM
Colonial Law Building
813 Blackstone Road
Connellsville, PA 15425-2999

28cc
~~830.00~~
830.00

RECORDED
97 JUL -3 PM 4:09
DAVID G. MALOSKY
RECORDER
FAYETTE COUNTY

009748
1919-33