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## 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,

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

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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.

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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.

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## 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; A Thorond as to both	RIGHARD CALAND LAURA S. GALAND LAURA S. GALAND
This said dwell time took	

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals, the date first above written.

Signed, Sealed and Delivered
In The Presence Of:

REBECCA MU YUAN (SEAL)

COUNTY OF EXPLETED Beige

On this, the 27 day of . 1997, before me, the undersigned officer, personally appeared linghua Kuang, a married woman the officer me to 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 have hereunto set my hand and official seal.

Notary Public State of New Jersey
My Commission Express Sept. 8, 2000

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	IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals, the date first above written.
	Signed, Sealed and Delivered In The Presence Of:
	Figher Kuang (SEAL)
	WANTANA TO TO THE TAXABLE PARTY OF TA
	STATE OF NEW YORK:  ENVIRONMENTAL STATEMENT :  COUNTY OF MARRIAGE NEW YORK:
	On this, the AG day of your, 1997, before me, the undersigned officer, personally appeared JINGHUA KUANG, AND THE THEORY AND THE 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.
7	IN WITNESS WHEREOF, I have hereunto set my hand and official across a start Modary Public, State of New York Store 4983940, Qualified in Nassau County Cerniteate Field in New York County Commession Express Merch 19, 1998
	CERTIFICATE OF RESIDENCE
	I do hereby certify that the precise residence and complete post office address of the within Grantees is
	R. D. #1, Box 17, Cecil Drive, Dunbar, PA 15431
•	JULY 3 1997. BY: Julined A. Husband Attorney for Grantees

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BK1919 PG0038 TITLE REFERENCE: R.B. 1368~169 Cecil Plan of Lots No. 1 P.B. 11-189 R=150.00' A=163.36' D=70'02'20' Ch=N 83'27'10" 172.16' T=105.11' Lot 8 Lot 9 DRIVE N 12, Othlith E, went CECIL 251.08\* N 45.04.00" W Lot 1 **Property Of** JINGHUA KUANG Dunbar Township, Fayette Co., PA Scale: 1" = 50' April 28, 1997 FAYETTE ENGINEERING
COMPANY INC.
CONSULTING ENGINEERS
UNIGHTOWN, PA.
412-434-5073 Tax Map 9-20-183-8 1902 Misc. Bk. 688-29

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COMMONWEALTH OF PENNSYLVANIA

88.

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

Recorder

RECORDER, MAIL DEED TO:

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

)8.00 · 830.00 R

97 JUL -3 PN 4: 09
DAVID G. HALOSKY
PECORDER
FAYETTE COUNTY