

FIDUCIARY DEED

MADE THE 7th day of August, 2023

BETWEEN LOU ANNE DEMOSKY, Administratrix of the Estate of FRANCES HARPER, a/k/a FRANCES MARIE HARPER, a/k/a FRANCES O. HARPER, a/k/a FRANCES M. OZANICH, a/k/a FRANCES OZANICH, Deceased,

(hereinafter called "Grantors")

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D

LOU ANNE DEMOSKY, Administratrix of the ESTATE OF WILLIAM W. HARPER, Deceased.

(hereinafter called "Grantees").

WHEREAS, Frances Harper, a/k/a Frances Marie Harper, a/k/a Frances O. Harper, a/k/a Frances M. Ozanich, a/k/a Frances Ozanich died on November 21, 2022 and William W. Harper, her husband, died on April 22, 2023; and

WHEREAS, on November 21, 2022, Frances Harper, a/k/a Frances Marie Harper, a/k/a Frances O. Harper, a/k/a Frances M. Ozanich, a/k/a Frances Ozanich died intestate. On December 2, 2022, Letters of Administration were issued to Lou Anne Demosky by Register of Wills of Fayette County, Pennsylvania at Estate No. 2622-1107; and

WHEREAS, on April 22, 2023, William W. Harper died intestate. On May 15, 2023, Letters of Administration were issued to Lou Anne Demosky by the Register Wills of Westmoreland County at Estate No. 6523-1281;

WHEREAS, at the time of her death, Frances Harper, a/k/a Frances Marie Harper, a/k/a Frances O. Harper, a/k/a Frances M. Ozanich, a/k/a Frances Ozanich owned real estate located in South Union Township, Fayette County, Pennsylvania, as described in a Deed dated July 18, 1977 and recorded July 22, 1977 in the Office of the Recorder of Deeds of Fayette County, Pennsylvania at Deed Book Vol. 1220, page 449; and

NOW THEREFORE WITNESSETH, that in consideration of One Dollar and 00/100 (\$1.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant, bargain, sell, quitclaim and convey to the said Grantees all of Grantors' interest in:

UPI Certification Date 8/14/2023

34-26-0007 *[Signature]*



RE pennsylvania DEPARTMENT OF REVENUE (EX) MOD 06-19 (F1)

1830019105

REV-183
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE
COMPLETE EACH SECTION

RECORDER'S USE ONLY

State Tax Paid: _____
Book: _____ Page: _____
Instrument Number: _____
Date Recorded: _____

SECTION I TRANSFER DATA

Date of Acceptance of Document: 8/11/23

Grantor(s)/Lessor(s) Lou Anne Demosky, Administratrix of the Estate of Frances Harper, et al.	Telephone Number	Grantee(s)/Lessee(s) Lou Ann Demosky, Administratrix of the Estate of William W. Harper	Telephone Number
Mailing Address 404 Sheffield Drive		Mailing Address 404 Sheffield Drive	
City Greensburg	State PA	ZIP Code 15601	City Greensburg
			State PA
			ZIP Code 15601

SECTION II REAL ESTATE LOCATION

Street Address: **TR586-Farm Road**

City, Township, Borough: **South Union Twp.**

County Fayette	School District Laurel Highlands Area	Tax Parcel Number 34-26-0007
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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 9,560.00	5. Common Level Ratio Factor x 1.93	6. Computed Value = 18,450.80

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

1a. Amount of Exemption Claimed \$ 18,450.80	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. Frances Harper **2622-1107**
(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 Lee R. Demosky, Esquire	Telephone Number (724) 836-4840
Mailing Address 40 North Pennsylvania Avenue, Suite 410	City Greensburg
	State PA
	ZIP Code 15601

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: *[Signature]* Date: 8/11/23

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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IN WITNESS WHEREOF, said Grantors have hereunto set her hand and seal the day and year first above written.

ATTEST:

I hereby CERTIFY that this document is recorded in the Recorder's Office of Fayette County, Pennsylvania.



J R Marietta Jr

JON R. MARIETTA JR. RECORDER OF DEEDS

Lou Anne Demosky

LOU ANNE DEMOSKY, ADMINISTRATRIX OF THE ESTATE OF FRANCES HARPER, a/k/a FRANCES MARIE HARPER, a/k/a FRANCES O. HARPER, a/k/a FRANCES M. OZANICH, a/k/a FRANCES OZANICH, Deceased

202300007197
Filed for Record in
FAYETTE COUNTY, PA
JON R. MARIETTA, JR., RECORDER
08-21-2023 At 02:31 pm.
DEED 83.00
OR Book 3555 Page 1233 - 1237

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF WESTMORELAND) ss:

On this, the 7th day of August, 2023, before me, the undersigned officer, personally appeared, LOU ANNE DEMOSKY, ADMINISTRATRIX OF THE ESTATE OF FRANCES HARPER, a/k/a FRANCES MARIE HARPER, a/k/a FRANCES O. HARPER, a/k/a FRANCES M. OZANICH, a/k/a FRANCES OZANICH, DECEASED, and being authorized to do so and known to be (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.

Brianna Lee Leatherman {SEAL}
Notary Public

My Commission Expires: May 21, 2025

Commonwealth of Pennsylvania - Notary Seal
Brianna Lee Leatherman, Notary Public
Westmoreland County
My commission expires May 21, 2025
Commission number 1393962
Member, Pennsylvania Association of Notaries

CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence of the within Grantee is 404 Sheffield Dr.
Greensburg, PA 15601

Lou Anne Demosky

202300007197
ATTORNEY LEE R DEMOSKY
34-26-0005 34-26-0007