

THIS DEED

MADE this 10th day of May, in the year of our Lord, two thousand seventeen (2017)

Between **DANIEL L. WEBSTER**, Executor under the Last Will and Testament of **KATHRYN SAGE**, deceased, late of Redstone Township, Fayette County, Pennsylvania, party of the first part, **GRANTOR**,

AND

ST. GEORGE SERBIAN ORTHODOX CHURCH of Carmichaels, Greene County, Pennsylvania, party of the second part, **GRANTEE**.

WITNESSETH THAT:

WHEREAS, Kathryn Sage, late of Redstone Township, Fayette County, Pennsylvania, died October 13, 2016, seized of all that certain lot of land situate in Redstone Township, Fayette County, Pennsylvania, being hereinafter more particularly described, having first made her Last Will and Testament, dated December 10, 2014, duly probated in the Office of the Register of Wills of Fayette County, Pennsylvania, on October 21, 2016 at No. 2616-0731, wherein she appointed Daniel L. Webster, as Executor, to whom Letters Testamentary were duly granted on October 21, 2016; and

WHEREAS, the hereinafter described premises was not specifically devised in Kathryn Sage's last will and testament; and

WHEREAS, the Grantee herein is the sole residuary devisee under the aforesaid last will and testament of Kathryn Sage; and

WHEREAS, the said Daniel L. Webster, Grantor herein, by virtue of the power and authority conferred upon him by the Act of the General Assembly of the Commonwealth of Pennsylvania, "Decedents, Estates and Fiduciaries", Section 3351 of 20 PA C.S.A., 1972, June 20, P. L. 508, No. 164, Section 2, effective July 1, 1972, as amended 1974, Dec. 10, P. L. 867, No. 293, Section 7, does hereby convey the within described premises to the above-named Grantee for the consideration of \$1.00, and in lieu of distribution.



UPI Certification Date 5/10/2017
30-04-0081 *QJ*

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that in consideration of the sum of \$1.00, in hand paid, receipt whereof is hereby acknowledged, and by virtue of the power and authority aforesaid, said Grantor does hereby grant and convey unto said Grantee, its successors and assigns:

ALL that certain lot of land known and numbered as Lot No. 7 in Plan of Lots, laid out by former owners as the J. M. West Farms Plan of Lots, said plan being of record in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book 4, Page 217, said lot being situate in Redstone Township, Fayette County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at the intersection of a 40 foot street shown on said plan and the National Pike, the Northwestern corner of said Lot No. 7; thence Easterly along said 40 foot street, a distance of 175 feet to the Northeasterly corner of said Lot No. 7, being the Northwesterly corner of Lot No. 42 in said plan; thence along the Westerly end of said Lot No. 42, and parallel with said National Pike, a distance of 50 feet; thence along the Northerly side of Lot No. 8 in said plan, and parallel with said 40 foot street, a distance of 175 feet to the National Pike; thence along said National Pike, North 18 degrees 5 minutes West, a distance of 50 feet to the place of beginning.

EXCEPTING AND RESERVING all the nine foot or Monongahela River vein of coal, with mining rights and privileges appurtenant thereto, as conveyed by deed of Nancy J. West and James West, her husband, to J. V. Thompson, dated January 21, 1901, recorded in the Recorder's Office of Fayette County, Pennsylvania, in Deed Book Volume 188, Page 227.

THIS CONVEYANCE is made subject to covenants, agreements, restrictions and conditions contained and referred to in deed from Leslie S. Hollowood and Eliza Hollowood, his wife, to Michael Konek and Marie Konek, his wife, dated December 4, 1950, and recorded in the Recorder's Office of Fayette County, Pennsylvania, in Deed Book Volume 714, Page 390.

THIS CONVEYANCE is made subject to any and all rights of the Commonwealth of Pennsylvania as to a right of way for a proposed highway.

BEING the same premises conveyed to Kathryn Sage by deed of Kathryn Sage, single, individually and as Executrix under the Last Will and Testament of Mary Sage, deceased, dated March 14, 1989, and recorded in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, in Record Book Volume 532, Page 316.

The Tax Parcel Identification Number for this property is 30-04-0081.

PURSUANT to Section 405 of the Solid Waste Management Act of 1980, the Grantor hereby states that he has no knowledge of any hazardous waste which is presently being disposed of or has ever been disposed of on the above described land or any part thereof.

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. (Act of July 17, 1957, P. L. 984, as amended.)

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: Robert L. Webster * Stan Brizik

This10th..... day ofMay, 2017.....

AND the said Daniel L. Webster, Executor aforesaid, does covenant, promise and agree to and with the said Grantee, that he, the said Daniel L. Webster, Executor, has not committed or willingly suffered to be done or committed any act, matter or thing whatsoever, whereby the premises aforesaid, or any part thereof, is or shall be or may be impeached, charged or encumbered in title, charge or estates, or otherwise howsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Robert L. Webster

Daniel L. Webster (SEAL)
Daniel L. Webster, Executor under the Last Will and Testament of Kathryn Sage, deceased

201700005086
Filed for Record in
FAYETTE COUNTY, PA
DAVID G. MALOSKY, RECORDER
05-10-2017 At 03:37 pm.
DEED 82.50
OR Book 3339 Page 2324 - 2327

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF FAYETTE :

On this, the 10th day of May, 2017, before me, the undersigned authority, personally appeared **DANIEL L. WEBSTER, EXECUTOR under the Last Will and Testament of KATHRYN SAGE, deceased**, known to me to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

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

Nan A Dones (SEAL)
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Nan A Dones, Notary Public
City of Uniontown, Fayette County
My commission expires July 23, 2018

CERTIFICATE OF RESIDENCE

I hereby certify that the precise address of the within named Grantee is:

296 Old Route 21 Carmichaels Pa. 15320

Robert L. Webster
Attorney for Grantee

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



David G. Malosky
DAVID G. MALOSKY
RECORDER OF DEEDS

201700005086
ATTORNEY WEBSTER
HOLD