

This Indenture

Made the 9th day of August, 2012,

Between: Richard C. Hartman and Susan E. Hartman, his wife,

party of the first part and

Ivan Z. Beiler and Susie L. Beiler, husband and wife,

party of the second part:

Witnesseth, that the said party of the first part, in consideration of Three Hundred Forty Five Thousand and 00/100 Dollars----- (\$345,000.00)-----to them now paid by the said party of the second part, does grant, bargain, sell and convey unto the said party of the second part, their heirs and assigns,

All that certain piece, parcel or lot of ground situate in the Township of Green, County of Indiana and State of Pennsylvania and more particularly bounded and described as follows:

Beginning at a found set field stone in rock pile at the Northernmost corner of the tract herein described, said point being also the Westernmost corner of property of Dunlap Family Limited Partnership and also on Eastern line of Rudolph Walls; thence by said Dunlap lands South 66° 10' 57" East along line marked by blazed trees and passing through an existing 9/16" iron rod that is 53.75 feet from the corner for a total distance of 2574.00 feet to a point in Dogwood Road near an intersection; thence along said Dogwood Road South 48° 41' 31" West for a distance of 3474.89 feet to a point in Dogwood Road at line of property of Paul Thomas Sherry; thence along said sherry lands North 40° 10' 00" West passing through a 5/8" iron rod set 27.77 feet from the corner for a total distance of 2194.10 feet to an existing 9/16" iron rod that is witnessed; thence along same North 45° 05' 00" East along line marked by blazed trees for a distance of 816.02 feet to an existing 9/16" iron rod near the center of a gas line and also on line of property of said Rudolph Walls; thence along said Walls lands South 66° 03' 28" East along line marked by existing 5/8" iron rods as well as blazed trees for a distance of 757.88 feet to an existing 9/16" iron rod; thence along same North 16° 04' 58" East along line marked by existing 5/8" iron rods for a distance of 1444.50 feet to the point of beginning.

Containing 139.82 acres as shown on plan of survey prepared by Precision Land Surveyors dated July 27, 2012.

Excepting and Reserving the coal, mining rights and release of damages as heretofore conveyed or Excepted and Reserved by prior owners.

Under and Subject to any and all existing oil and gas leases.

Excepting and Reserving unto the Grantors during their life time and the life time of their three daughters, Betsy Thomas, Rebecca Squillario, Cynthia Hartman the oil and gas. Upon the death of the last of the Grantors and their three (3) daughters all oil and gas rights shall be property of the Grantees/Buyers their heirs and assigns. Provided however the grantees herein their heirs and assigns shall have the rights to the free gas/reserve gas under all existing oil and gas leases on the property.

Excepting and reserving unto the Grantors herein their heirs and assigns a right of way for an existing sewage and storm water line which goes from grantors property located on the east side of Dogwood Road in a westerly direction across Dogwood Road and the property herein conveyed to an outlet at the Northwest edge of the property conveyed. Grantors herein their heirs and assigns shall have the right to maintain and replace said drainage line.

Under and subject to an Agreement with CREP(Conservation Reserve Program Contract) as to a forty (40) acre tract which is payment for not farming and which continues until September 30, 2014 and a copy which has been provided to the Buyer.

Being the same premises to which title vested in Richard C Hartman and Susan E Hartman by Deed dated February 19, 1990 from Kenneth E Hartman and Betty L Hartman and recorded in the Records Office of Indiana County, Commonwealth of Pennsylvania at Deed Book 962 Page 81.

Said Parcel is presently made up as Two Tracts being identified as 20-10-104 and 20-10-105 and shall hereinafter be identified as 20-10-105

THE GRANTOR HEREIN STATES THAT THE HEREINABOVE DESCRIBED PROPERTY IS NOT PRESENTLY BEING USED FOR THE DISPOSAL OF HAZARDOUS WASTE, NOR TO THE BEST OF THEIR KNOWLEDGE, INFORMATION AND BELIEF HAS IT EVER BEEN USED FOR THE DISPOSAL OF HAZARDOUS WASTE. THIS STATEMENT IS MADE IN COMPLIANCE WITH THE SOLID WASTE MANAGEMENT ACT, ACT OF JULY 7, 1980, P.L. 380, 35 P.S. § 6018.101, ET SEQ.

*with the appurtenances: **To Have and To Hold** the same unto and for the use of the said party of the second part, their heirs and assigns forever,*

And the said party of the first part for their heirs, executors and administrators covenant with the said party of the second part, their heirs, and assigns against all lawful claimants GENERALLY the same and every part thereof to Warrant and Defend.

NOTICE--THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO
DOES NOT

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
HAVE

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. [This notice is set forth in the manner provided in Section I of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

Witness the hand and seal of the said party of the first part.

Witness :

C. Daniel Broyles
C. Daniel Broyles

Richard C. Hartman (SEAL)
Richard C. Hartman
Susan E. Hartman (SEAL)
Susan E. Hartman

NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT. 10, P.L. 874, NO. 156 § 1.

WITNESS:

C. Daniel Broyles
C. Daniel Broyles

Ivan Z. Beiler
Ivan Z. Beiler
Susie L. Beiler
Susie L. Beiler

Commonwealth of Pennsylvania
County of Indiana

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ss.
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On this the 9th day of August, 2012, before me, a notary public, the undersigned officer, personally appeared Richard C. Hartman and Susan E. Hartman, his wife, known to me (or satisfactorily proven) to be the person whose name is 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.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Margaret M. Kovacs, Notary Public
Indiana Borough, Indiana County
My commission expires September 30, 2013

Margaret M. Kovacs
Notary Public

My Commission Expires:

Certificate of Residence

I do hereby certify that the precise residence of the Grantee herein is 2119 Abel Road
MARION Center PA 15759

Witness my hand this 9th day of August, 2012

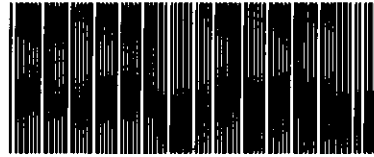
C. Daniel Broyles

Deed prepared by:

LAW OFFICES
HOLSINGER, CLARK & ARMSTRONG
A PROFESSIONAL CORPORATION
832 PHILADELPHIA STREET
INDIANA, PENNSYLVANIA 15701

Return to:
FC Settlement Services
800 Cranberry Woods Dr., Ste 140
Cranberry Township, PA 16066

Indiana County
825 Philadelphia Street
Indiana, PA 15701
Phone: (724) 465-3860
Email: pswarman@countyofindiana.org



0662418-0005P

RECORDING COVER PAGE

Page 4 of 4

Instrument Type: Deed
Instrument Date: 08/15/2012 11:21:56 AM
Instrument Number: 2012-233913

Transaction #: 690085
Instrument Page Count: 3

RETURN TO: (Envelope)
FC SETTLEMENT SERVICES
800 CRANBERRY WOODS DR
STE 140
CRANBERRY TOWNSHIP, PA 16066

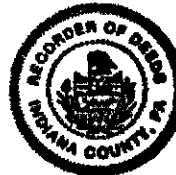
SUBMITTED BY:
FC SETTLEMENT SERVICES
800 CRANBERRY WOODS DR
STE 140
CRANBERRY TOWNSHIP, PA 16066

INSTRUMENT REFERENCE NAME: HARTMAN / BEILER

CONSIDERATION/SECURED AMT:	\$345,000.00
FEES / TAXES:	
Recording Fee: Deed	\$62.00
State RTT	\$3,450.00
Green Township RTT	\$1,725.00
Purchase Line RTT	\$1,725.00
Total:	\$6,962.00

Document Number: 2012-233913
Recorded Date: 08/15/2012

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



Patricia Streams-Warman
Patricia Streams - Warman
Recorder of Deeds

**NOTE: If document data differs from cover sheet, document data always supersedes.
*COVER PAGE MAY NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT
FOR ANY ADDITIONAL INFORMATION.**

DO NOT REMOVE - THIS PAGE IS PART OF THE RECORDED DOCUMENT.