



County of Clarion

Gregory K. Mortimer
 Register, Recorder and Clerk of Orphans' Court
 421 Main Street, Suite 24 – Courthouse
 Clarion, PA 16214
 814-226-4000, Extension 3501

2023-000824

* CORRECTED *

Instrument Number: 2023-000824
 Instrument Type: DEED
 Indexed Party: STOVER DANIEL F

Receipt Date: 3/24/2023
 Receipt Time: 08:58:15
 Receipt No.: 169466

Receipt Distribution	
Fee/Tax Description	Payment Amount

DEED	13.00
DEED - WRIT	.50
DEED - RTT STATE	3,455.00
UNION SD	1,727.50
PINEY TOWNSHIP	1,727.50
J.C.S./A.T.J. FEE	40.25
CO IMPROVEMENT FND	2.00
REC. IMPRVMT FUND	3.00
EXTRA PAGES	4.00
<hr/>	
Check# 13388	\$62.75
Check# 13389	\$3,455.00
Check# 13390	\$3,455.00
Total Received.....	\$6,972.75

Book#: 2023 Page#: 0824

Paid By Remarks: E/SEARER LAW OFFICE 12 SOUTH
 MAIN ST LEWISTOWN PA 17044

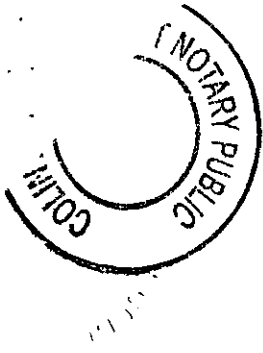


I hereby CERTIFY that this document is recorded in the Recorder's Office of Clarion County, Pennsylvania

Gregory K. Mortimer
 Gregory K. Mortimer - Recorder of Deeds

Certification Page
DO NOT DETACH
 This page is now part of this legal document.

NOTE: Some information subject to change during the verification process and may not be reflected on this page.



This Deed,

Made the 16th day of March, 2023,

BETWEEN DANIEL F. STOVER and JOHANNAH A. STOVER, husband and wife, of Lower Brimley Coombe Farm, Stoke Abbott, Beaminster, Dorset, United Kingdom DT8 3JZ, **GRANTORS**,

AND

HENRY L. KANAGY and MARY R. KANAGY, husband and wife, of 57 Huey Street, Allensville, Pennsylvania 17002, as tenants by the entirety, **GRANTEES**.

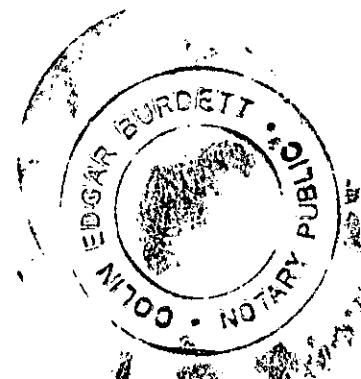
WITNESSETH, that in consideration of the sum of Three hundred Forty Five thousand Five hundred and 00/100 Dollars (\$345,500.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant, bargain, sell and convey to the said Grantees, their heirs and assigns, as tenants by the entirety, **ALL** that certain piece, parcel or tract of land situate, lying and being in PINEY TOWNSHIP, Clarion County, Pennsylvania, bounded and described as follows:

BEGINNING at a post in the center of the public road leading from Madison Furnace to Curlsville on the corner of land now or formerly of Jno. B. Schellhammer; thence along same, West 89 perches to a post; thence by lands now or formerly of D. Maclay, North 5° East, 65 perches to a post; thence by same, North 85° West, 14 perches to a hemlock; thence North 19° West, 74 perches to a stone; thence by same North 72-1/4 degrees West, 33-4/10 perches to the center of Piney Creek; thence up said creek, North 25-1/2° East, 20-8/10 perches North 30-1/2° East, 12 perches; thence by lands now or formerly of Charles Eykes, South 89-1/2° East, 20 perches to a post; thence by same, East 104 perches to a post in the center of a public road; thence along the center of said road, South 17° west, 30 perches South 22° West, 24-5/10 perches South 20 perches South 40° East, 40 perches, South 19-5/10 perches, South 22° East, 27-5/10 perches, South 51° West, 26 perches to the place of beginning.

CONTAINING 100 acres and 140 perches, more or less.

TAX MAP NUMBER: 23-030- 043

BEING all of Tract No. 3 in that certain deed from Dwight N. Stover and Carole S. Stover, husband and wife, to Daniel F. Stover and Johannah A. Stover, husband and wife, dated June 26, 1997 and recorded June 26, 1997 in the office of the Recorder of Deeds for Clarion County, Pennsylvania in Record Book 472, page 495.



EXCEPTING AND RESERVING unto the Grantors, their heirs and assigns, out of and from the above described lands, all of the oil and gas, at and below a depth of four thousand (4,000) feet from the surface, in, under and upon the tract of land conveyed herein, together with all necessary rights of easement, ingress, egress and regress to enter upon said lands for the purposes of prospecting for, developing, producing and transporting the same, and engaging in such surface activity as is necessary and convenient for the same.

UNDER AND SUBJECT to all exceptions, reservations, conditions, rights-of-way, leases, easements, adverse and restrictions of record or as can be ascertained by inspection of the premises.

TOGETHER, except as otherwise specifically set forth hereinabove, with all and singular the rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and by the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Daniel F. Stover and Johannah A. Stover, husband and wife, as well at law as in equity, of, in, and to the same.

In compliance with the Pennsylvania Realty Transfer Tax Act it is certified that the true, full and complete value of the premises conveyed is \$345,500.00.

with the appurtenances: **To Have and To Hold** the same unto and for the use of the Grantees, their heirs and assigns forever, and the said parties of the first part for their heirs, executors and administrators covenant with the said parties of the second part, their heirs and assigns all lawful claimants **SPECIALLY** the same and every part thereof to **Warrant and Defend**.

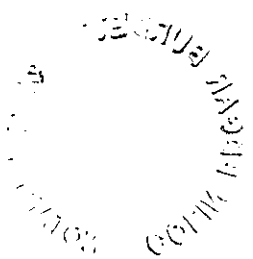
In Witness Whereof, said Grantors have hereunto set their hands and seals the day and year first above written:



DANIEL F. STOVER



JOHANNAH A. STOVER



NOTICE

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, BUILDINGS OR OTHER STRUCTURES 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 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.)

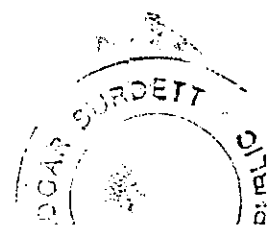
NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS/ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING 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 SUBSTANCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, Oct. 10, P.L. 874, No. 156 § 1.

WITNESS:

(GRANTEE)

HAZARDOUS WASTE NOTICE

THE GRANTOR HEREIN STATES THAT THE HEREIN 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.



NOTARY/APOSTILLE

COUNTRY OF: ENGLAND

TOWN/CITY: AXMINSTER, DEVON

On this the 14th day of MARCH, 2023, before me, the undersigned officer, personally appeared **DANIEL F. STOVER** and **JOHANNAH A. STOVER**, husband and wife, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the within warranty deed, and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

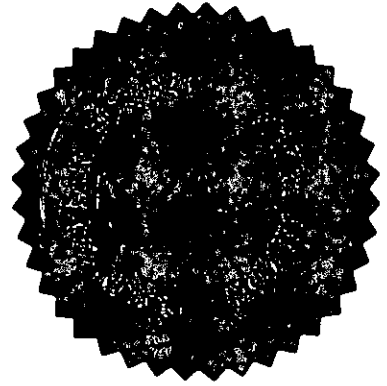
Colin Edgar Burdett

Name: COLIN EDGAR BURDETT



Title/Office: NOTARY PUBLIC, ENGLAND + WAL

MY COMMISSION EXPIRES WITH LIFE

**COLIN EDGAR BURDETT
NOTARY PUBLIC
45 FORE STREET
CHARD
SOMERSET
TA20 1PT
UNITED KINGDOM
+44 (0)1460 61000**



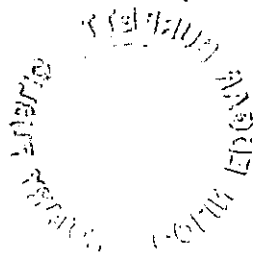
REC'D
CLERK

APOSTILLE (Convention de La Haye du 5 octobre 1961)	
1. Country: Pays / Pais:	United Kingdom of Great Britain and Northern Ireland
This public document Le présent acte public / El presente documento público	
2. Has been signed by a été signé par ha sido firmado por	Colin Edgar Burdett
3. Acting in the capacity of agissant en qualité de quien actúa en calidad de	Notary Public
4. Bears the seal / stamp of est revêtu du sceau / timbre de y está revestido del sello / timbre de	The Said Notary Public
Certified Attesté / Certificado	
5. at à / en	London
6. the le / el día	15 March 2023
7. by par / por	His Majesty's Principal Secretary of State for Foreign, Commonwealth and Development Affairs
8. Number sous no / bajo el numero	APO-AVAG-5AUW-3U02-25RJ
9. Seal / stamp Sceau / timbre Sello / timbre	
10. Signature Signature Firma	R. Rich 

This Apostille is not to be used in the UK and only confirms the authenticity of the signature, seal or stamp on the attached UK public document. It does not confirm the authenticity of the underlying document. Apostilles attached to documents that have been photocopied and certified in the UK confirm the signature of the UK official who conducted the certification only. It does not authenticate either the signature on the original document or the contents of the original document in any way.

If this document is to be used in a country not party to the Hague Convention of the 5th of October 1961, it should be presented to the consular section of the mission representing that country

To verify this apostille go to www.verifyapostille.service.gov.uk

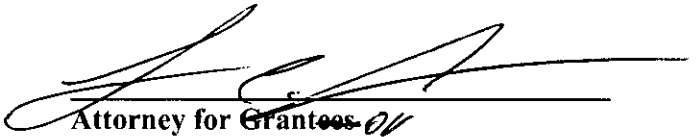


Certificate of Residence

I do hereby certify the precise residence of the within named Grantees is:

57 Huey Street, Allensville, PA 17002

Witness my hand this 23rd *day of* MARCH, 2023.



Attorney for Grantees-01

Deed prepared by:

Scott C. Allen
Attorney at Law
323 Main Street
Brookville, Pennsylvania 15825

