

200500003789
Exempt Status - N
STATE \$ 700.00
LOCAL \$ 700.00
\$ 350.00 UNIONTOWN CITY
\$ 350.00 UNIONTOWN AREA SCHOOL DST

THIS DEED

MADE THIS 26 day of February, in the year of our Lord two thousand and five (2005), by and between ELAINE TERRELL, Executrix of the Estate of Joseph E. Fodor, deceased, late of Fayette County, Pennsylvania,

GRANTOR,

A

N

D

James D. Terry and Mary Warman Terry, his wife, of Fayette County, Pennsylvania,

GRANTEES.

WITNESSETH, that for and in consideration of the sum of SEVENTY THOUSAND and 00/100 (\$70,000.00) DOLLARS, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, their heirs and assigns:

ALL that certain tract of land situate in the First Ward of the City of Uniontown, Fayette County, Pennsylvania, designated as Lot 47 Mont View Park Addition to Uniontown, Pennsylvania, a plot whereof is recorded in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book 4, Page 238 and described as follows:

FRONTING 40 feet on the Northern side of Princeton Avenue, formerly Linden Street and extending northeastwardly of even width 120 feet to a Twenty Foot Alley in the rear, bounded on the Northwest by Lot No. 46 and on the southeast by Lot No. 48 of said Plan.

THIS CONVEYANCE is made under and subject to the building and use restriction set forth in Deed of Donald M. Higbee, Trustee to Robert W. Armen, et ux., dated August 7, 1940.

EXCEPTING AND RESERVING ALL Reservations and Exceptions as shown in Deeds of Prior Record.
There is erected upon the premises hereby conveyed a One and One Half Story Six Room Frame and Brick Dwelling.

BEING the same property that was conveyed to Joseph E. Fodor and Helen H. Fodor, his wife by Deed of Joseph E. Fodor and Helen H. Fodor, his wife, dated October 18, 1972 and recorded in Deed Book Volume 1135 Page 622 in the Office of the Recorder of Deeds of Fayette County, Pennsylvania. Said Helen H. Fodor died on May 16, 1984, thereby vesting sole title in said Joseph E. Fodor, as the surviving tenant by the entirety. Said Joseph E. Fodor died testate on September 30, 2004, and appointed Elaine Terrell, Grantor herein, as Executrix of his estate. Letters Testamentary were granted to said Elaine Terrell by the Register of Wills of Fayette County, Pennsylvania, at No. 933 of 2004.

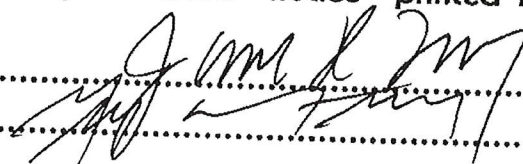
"THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY 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."

662 B

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:


.....
.....

This 10th day of March 2005

The preceding statement is made in accordance with the Act of Assembly but shall not be construed as a reservation of any minerals or mineral rights in the present grantor.

And the Grantor Executrix does hereby covenant and warrant that she will warrant SPECIALLY the premises hereby conveyed.

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

200500003789
Filed for Record in
FAYETTE COUNTY, PA
DAVID G. MALOSKY
03-16-2005 At 02:35 pm.
DEED 1437.00
OR Book 2938 Page 1691 - 1694

Signed, Sealed and Delivered
in the presence of:

Elaine Terrell EA (SEAL)
ELAINE TERRELL, Executrix of the
Estate of Joseph E. Fodor, deceased.

Witness

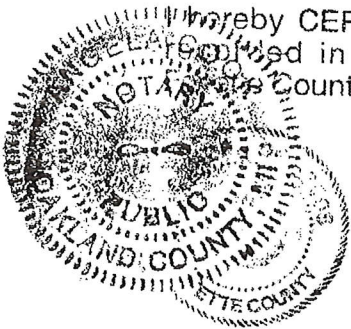
State of Michigan)

County of WAYNE)

) SS.

ON THIS, the 26 day of FEBRUARY, 2005, before me, the undersigned officer, personally appeared ELAINE TERRELL, Executrix of the Estate of Joseph E. Fodor, deceased, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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



I hereby CERTIFY that this document is Angela Cook (SEAL) Notary Public in the Recorder's Office of Fayette County, Pennsylvania.

My commission expires:

ANGELA COOK
Notary Public, Oakland County, MI
My Commission Expires Aug. 13, 2005
ACTING IN WAYNE COUNTY,
MICHIGAN

David G. Malosky

DAVID G. MALOSKY
RECORDER OF DEEDS
Certificate of Residence

I do hereby certify that the precise residence and complete post office address of the within named Grantees is 72 Princeton Avenue, Uniontown, Pennsylvania 15401.

Date: 3/18/05

Grantee

Joseph E. Fodor

Acc'd Terrell