

THIS DEED

MADE this 22nd day of July, 2015,

BETWEEN

GWENDOLYN O. ARONHALT n/k/a GWENDOLYN O. TAKACS and MICHAEL F. TAKACS, JR., her husband, of Uniontown, Fayette County, Pennsylvania,

GRANTOR,

AND

MICHAEL F. TAKACS, JR. and GWENDOLYN O. TAKACS, his wife, of Uniontown, Fayette County, Pennsylvania,

GRANTEES.

WITNESSETH, That in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLAR, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the Grantees, their heirs, successors and assigns:

ALL that certain lot of land situate on the East side of Wilson Avenue in the City of Uniontown, Fayette County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the eastern line of Wilson Avenue distant 180 feet from the corner of Wilson Avenue and a 15 foot alley, which point is distant Northwardly 32 feet from the present alley 18 feet in width; thence South 48° 58' East a distance of 136.55 feet to an 18 foot alley; thence by said alley South 41° 02' West a distance of 32 feet to a point in line of said alley; thence by land now or formerly of Charles F. Eggers Company, North 48° 58' West a distance of 136.55 feet to the line of said Wilson Avenue; thence by said Wilson Avenue North 41° 02' East a distance of 32 feet to the place of beginning. Upon which is erected a modern two story frame dwelling.



UPI Certification Date 8/4/2015
38-12-0539

UNDER AND SUBJECT to all exceptions, reservations, easements, restrictions, and rights-of-way contained in prior instruments of record.

PARCEL #: 38-12-0539.

BEING the same premises conveyed to Gwendolyn O. Aronhalt, by deed of Gwendolyn O. Aronhalt, Executrix of the Estate of Helen K. Owens, deceased, dated February 13, 1986 and recorded in the office of the Recorder of Deeds of Fayette County, Pennsylvania in Record Book 125, page 102.

The transaction is between husband and wife therefore no transfer tax is due.

Pursuant to Section 405 of the Solid Waste Management Act of 1980, Grantors hereby state that they have 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.

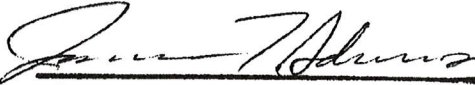
Pursuant to the Act of July 17, 1957, P.L. 9D4, 52 P.S. 1551 et seq., as amended, and for no other purpose, the following paragraph is made a part hereof:

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, 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 pursuant to Act No. 255, approved September 10, 1965.)

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 damage resulting from coal mining operations and that the purchased property may be protected against 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:

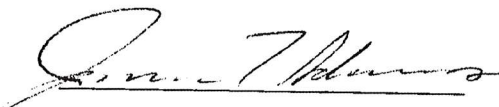
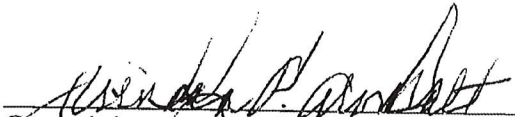
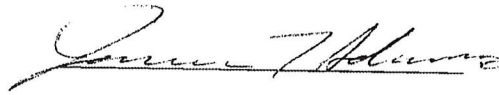
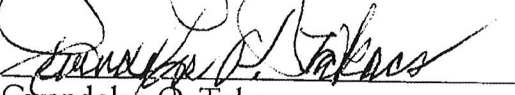
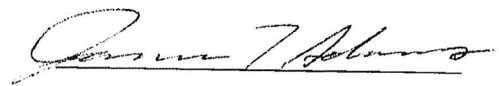


Attorney for Grantors

This 22nd day of July 2015

AND the said Grantor does hereby covenant that she will warrant GENERALLY the property herein conveyed.

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

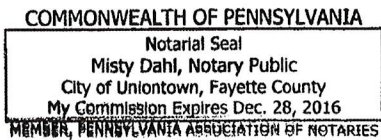
Witness:

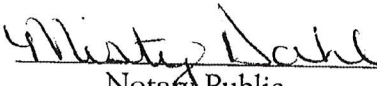
	 (SEAL)
	Gwendolyn O. Aronhalt
	 (SEAL)
	Gwendolyn O. Takacs
	 (SEAL)
	Michael F. Takacs, Jr.

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF FAYETTE : SS.

On this, the 22nd day of July, 2015, before me, the undersigned officer, personally appeared **GWENDOLYN O. ARONHALT, n/k/a GWENDOLYN O. TAKACS and MICHAEL F. TAKACS, JR.**, her husband, known to me (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 do hereunto set my hand and official seal.

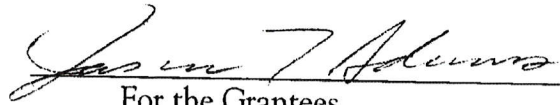


 (SEAL)
Notary Public
My commission expires: 12-28-16

CERTIFICATE OF RESIDENCE

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

237 Wilson Avenue, Uniontown, PA 15401.

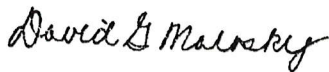
 (SEAL)
For the Grantees

Date: 7-22-15

201500008210
Filed for Record in
FAYETTE COUNTY, PA
DAVID G. MALOSKY, RECORDER
08-04-2015 At 11:07 am.
DEED 82.50
OR Book 3284 Page 762 - 765

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





DAVID G. MALOSKY
RECORDER OF DEEDS

201500008210
ATTORNEY JASON ADAMS
HOLD