

THIS DEED

Made this 7th day of January, 2002

BETWEEN

FOSTER L. WELCH, JR. and KATHLEEN R. WELCH, his wife, and
JEFFREY A. WELCH and DONNA R. WELCH, his wife, of South Union
Township, Fayette County, Pennsylvania,

GRANTORS

AND

JEFFREY A. WELCH and DONNA R. WELCH, his wife, of South
Union Township, 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 and assigns:

ALL that certain lot of land situate in South Union Township,
Fayette County, Pennsylvania, known as Lot No. 457 in the South
Uniontown Plan. Said Plan of Lots was laid out by Areford Brothers and
recorded in the Recorder's Office of Fayette County in Plan Book No. 5,
page 20. Said Lot No. 457 is more particularly bounded and described as
follows:

BEGINNING at a point on Conner Street at the southern corner of
Lot No. 456 and running along Conner Street in a southerly direction 56
feet to Lot No. 458; thence along the line between Lot No. 457 and Lot No.
458 in a westerly direction, 105.46 feet to a 15 foot alley in the rear of the
lot; thence along said alley in a northerly direction 47.45 feet to a corner of
Lot No. 456; thence along the line between Lot No. 456 and Lot No. 457 in

an easterly direction 105 feet to Conner Street and the place of beginning. With Lot No. 456 adjoining on the north and Lot No. 458 adjoining on the south.

UNDER AND SUBJECT to all exceptions, reservations, easements, covenants, restrictions, conditions, rights-of-way, etc. contained in prior instruments of record and affecting the chain of title thereto.

BEING the same premises which were conveyed to Foster L. Welch, Jr. and Jeffrey A. Welch by a deed from J. Raymond Hunt and Verda M. Hunt, his wife, dated January 6, 1986 and recorded in the office of the Recorder of Deeds of Fayette County, Pennsylvania in Record Book 111, page 56.

Foster L. Welch, Jr. and Kathleen R. Welch are the parents of Jeffrey A. Welch; and, accordingly, this conveyance is not subject to real estate transfer tax.

AND the said grantors do hereby covenant that they will warrant GENERALLY the property herein conveyed.

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.)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first above written.

Witness:

Frances Kuch Foster L. Welch Jr.
Foster L. Welch, Jr.

Frances Kuch Kathleen R. Welch
Kathleen R. Welch

Frances Kuchn

Jeffrey A. Welch

Jeffrey A. Welch

Frances Kuchn

Donna R. Welch

Donna R. Welch

662 B

NOTICE

In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1996", 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:

Frances Kuchn

Jeffrey A. Welch

This 25th day of January, 2002

STATE OF PENNSYLVANIA

:
SS.

COUNTY OF FAYETTE

On this, the 25th day of January, 2002, before me, the undersigned officer, personally appeared FOSTER L. WELCH, JR. and KATHLEEN R. WELCH, his wife, 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.

Frances Kuchn (SEAL)

Notary Public

My commission expires:

NOTARIAL SEAL
FRANCES KIRCHNER, Notary Public
UNIONTOWN, FAYETTE COUNTY, PA
MY COMMISSION EXPIRES APRIL 15, 2002

STATE OF PENNSYLVANIA :
 :
 : SS.
 :
COUNTY OF FAYETTE :

On this, the 25th day of January, 2002, before me, the undersigned officer, personally appeared JEFFREY A. WELCH and DONNA R. WELCH, his wife, 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.

Frances Kirchner (SEAL)
Notary Public

My commission expires:

NOTARIAL SEAL
FRANCES KIRCHNER, Notary Public
UNIONTOWN, FAYETTE COUNTY, PA
MY COMMISSION EXPIRES APRIL 15, 2002

CERTIFICATE OF RESIDENCE

I do hereby certify that the precise address of the within named grantees is: 87 Connor Street, Uniontown, PA 15401.

Nicholas J. Cook
For Grantees

Date: 1-25-02

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

EMW
Nicholas J. Cook
LESKINEN & COOK
55 East Church Street
Uniontown, PA 15401
6291



David G. Malosky
DAVID G. MALOSKY
RECORDER OF DEEDS

200200001570
Filed for Record in
FAYETTE COUNTY, PA
DAVID G. MALOSKY
01-28-2002 09:36 am.
DEED 25.00
OR Book 2809 Page 442 - 445