

This Deed

Made this 16th day of December, 2013

Between CATHERINE M. MARUCA, a widow, both in her individual capacity and in her capacity as Grantor, Trustee and Beneficiary of THE CATHERINE M. MARUCA REVOCABLE LIVING TRUST dated March 8, 2004, as amended, of South Union Township, Fayette County, Pennsylvania, party of the first part, GRANTOR,

And

GREGG MARUCA and DONNA MARUCA, his wife, of South Union Township, Fayette County, Pennsylvania, parties of the second part, GRANTEES.

Witnesseth, that for and in consideration of the sum of \$1.00, in hand paid, receipt whereof is hereby acknowledged, said Grantor does hereby grant and convey unto said Grantees, as tenants by the entireties:

All that certain lot of land situate in South Union Township, Fayette County, Pennsylvania, designated as Lot No. 27 in the Belmeade Terrace Plan of Lots No. 3, which plan is recorded in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book 10, Page 103, more particularly bounded and described as follows:

Beginning at a point on line of the Second Addition to Belmeade Terrace Plan of Lots, which point of beginning is North 44 degrees 21 minutes East, a distance of 122.72 feet from a monument in line of Lot No. 28 in Plan No. 3 at dividing line between Lot No. 28 and Lot No. 27 in said plan; thence by dividing line, North 45 degrees 39 minutes West, a distance of 148.32 feet to a point on the Eastern side of Roberta Drive in said plan; thence along the Eastern side of the aforesaid Roberta Drive, North 44 degrees 21 minutes East, a distance of 80 feet to a point at dividing line between Lot No. 27 and Lot No. 26 in said plan; thence by said dividing line, South 45 degrees 39 minutes East, a distance of 148.32 feet to a point in line of the aforesaid Second Addition to Belmeade Terrace Plan of Lots; thence along said plan, South 44 degrees 21 minutes West, a distance of 80 feet to a point, the place of beginning.

Subject to the exceptions, reservations, easements, rights of ways, rights and privileges as set forth in prior instruments of record.

Subject, also, to the following express conditions and restrictions:

1. Said premises shall be used for residential purposes only.
2. No building shall be erected upon said premises within 30 feet of Belmeade Terrace and Roberta Drive.
3. No out-buildings, poultry or dog pens shall be kept upon said premises.
4. No livestock other than house pets shall be kept upon said premises.
5. No fence or hedge shall be permitted upon said premises from the front lot line to the rear of any dwelling house erected thereon.
6. Any residence dwelling upon said premises must be kept clean, painted and repaired at all times.
7. No aluminum awnings shall be erected in the front of any residence upon said premises.

Being the same premises conveyed to the Catherine M. Maruca Revocable Living Trust, dated March 8, 2004, by deed of Frank P. Maruca and Catherine M. Maruca, his wife, dated June 01, 2007, and recorded in the Recorder's Office of Fayette County, Pennsylvania, in Record Book Volume 3027, Page 1295.

Gregg Maruca, one of the Grantees herein, is the son of Catherine M. Maruca, Grantor herein, accordingly this conveyance is exempt from the payment of real estate transfer tax.

PURSUANT to Section 405 of the Solid Waste Management Act of 1980, the 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.

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. (Act of July 17, 1957, P. L. 984, as amended.)

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:

Lucrezia J. Accorci

Gregg Maruca
Gregg Maruca

Donna Maruca

This 16th day of December, 2013.

And the said Grantor does hereby covenant that she will WARRANT
GENERALLY the property hereby conveyed.

In Witness Whereof, said Grantor has hereunto set her hand and seal the
day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Catherine M. Maruca (Seal)
Catherine M. Maruca, individually and in her
capacity as Grantor, Trustee, and Beneficiary of
the Catherine M. Maruca Revocable Living Trust,
dated March 8, 2004, as amended

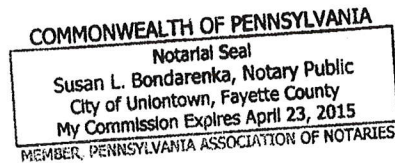
Lucrezia J. Accorci

201300015164
Filed for Record in
FAYETTE COUNTY, PA
DAVID G. MALOSKY, RECORDER
12-18-2013 At 01:22 pm.
DEED 50.50
OR Book 3238 Page 2359 - 2362

Commonwealth of Pennsylvania :
: SS.
County of Fayette :

On this, the 16th day of December, 2013, before me, the undersigned authority, personally appeared CATHERINE M. MARUCA, a widow, individually and in her capacity as Grantor, Trustee, and Beneficiary of the Catherine M. Maruca Revocable Living Trust, dated March 8, 2004, as amended, 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 have hereunto set my hand and official seal.



Susan L. Bondarenka (Seal)
Notary Public

Certificate of Residence

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

76 Belmeade Terrace, Uniontown, Pa. 15401

Ricardo Cicconi
Attorney for Grantee

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



David G. Malosky
DAVID G. MALOSKY
RECORDER OF DEEDS

201300015164
ATTORNEY RICARDO CICONI
HOLD