

THIS DEED

STATE TAX \$ 950.00
LOCAL TAX \$ 950.00
\$ 475.00 BULLSKIN TOWNSHIP
\$ 475.00 CONNELLSVILLE AREA SCHOOL DST

MADE the 17th day of Sept, 2001

BETWEEN

JAMES B. COPLEY also known as JAMES B. COPELY and ASHLEY A. COPLEY,
formerly known as ASHLEY A. TURNERS, his wife

Grantors, and

MARVIN DILLON and JANICE ILEEN^{F.} DILLON, his wife,

Grantees

WITNESSTH in consideration on One and NO/100ths -----
-----(\$1.00)-----Dollars

In hand paid the receipt whereof is hereby acknowledged, the said grantors do hereby
grant and convey to the said grantees,

ALL that certain piece, parcel or tract of land situate in Bullskin Township, Fayette
County, Pennsylvania more particularly bounded and described as follows, to wit:

BEGINNING at a point in the center of the intersection between Pennsylvania State
Route No. 1027 and Township Road No. 813; thence along the center line of
Pennsylvania State Route No. 1027, North 19 degrees East, 181.01 feet to a point; thence
along land now or formerly of Richard L. King, South 85 degrees 04' East, 198.79 feet to
a point; thence along land now or formerly of Ted A. Hann, South 3 degrees 02' 49"
West, 189.02 feet to a point in the center of Township Road 813; thence along the center
line of Township Road 813, North 82 degrees West, 249.36 feet to a point, the place of
beginning.

CONTAINING an area of 0.9396 acres and having thereon erected a two story frame
dwelling and a block garage according to survey of Thomas W. Lyons, Jr. & Associates
dated October, 1993 and attached to this conveyance.

EXCEPING AND RESERVING from the operation hereof the coal and mining rights as
sold and conveyed or excepted and reserved b prior instrument of record.

UNDER and SUBJECT to all restrictions, easements, rights of way, covenants,
exceptions and reservations granted and conveyed by predecessors in title as set forth in
prior instruments of records or may be visible upon inspection of the premises.

November 9, 1993 and recorded in Record Book Volume 1278, page 34.

The actual consideration for this transaction is \$95,000.00

NOTICE Grantee (hereinafter, whether one or more, called "Grantee") hereby agrees that it 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 interests in the coal.

WITNESS:


MARVIN DILLON


JANICE ILEEN DILLON

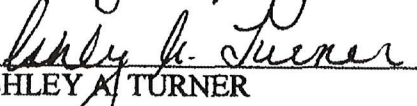
NOTICE - THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AN RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND. OR IN THAT CONNECTION, 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 ser forth pursuant to Act No. 255, approved September 10, 1965).

And the said grantors will warrant generally the property hereby conveyed.

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

Sealed and delivered in the presence of:


ASHLEY A. COPLEY

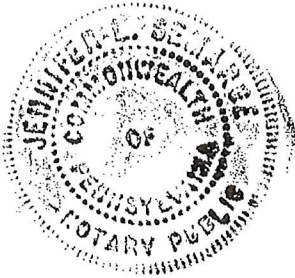

ASHLEY A. TURNER


JAMES B. COPLEY


JAMES B. COPELY

On this 17th day of Sept., 2001, before me a Notary Public, the undersigned officer personally appeared James B. Copley a.k.a. James B. Copely and Ashley A. Turner n.k.a. Ashley A. Copley, 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 hereto set my hand and official seal.



Jennifer L. Semarge
Notary Public

Notarial Seal
Jennifer L. Semarge, Notary Public
Youngwood Boro, Westmoreland County
My Commission Expires Sept. 29, 2003
Member, Pennsylvania Association of Notaries

I hereby certify that the precise residence of the grantee within named is:
3474 Country Club Road, Scottsdale, PA 15683
Jennifer L. Semarge

mail Prepared by:
Paralegal Services Unlimited, Inc.
P.O. Box 456
Youngwood, PA 15697

200100017977
Filed for Record in
FAYETTE COUNTY, PA
DAVID G. MALOSKY
10-03-2001 03:53 pm.
DEED 1925.00
OR Book 2797 Page 259 - 262

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