

**THIS DEED**

RB 2860-1587

**Made this** 9th day of May, in the year of our Lord, two thousand three (2003),

Between **ANNA B. OZANICH**, an unremarried widow, of South Union Township, Fayette County, Pennsylvania, party of the first part, **GRANTOR**,

**AND**

**FRANCES O. HARPER** and **WILLIAM W. HARPER**, her husband, 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, known as Lot No. 3 in the Ozanich Acres Plan of Lots, which plan of lots is recorded in the Recorder of Deeds Office of Fayette County, Pennsylvania, in Plan Book 11, Page 163, more particularly bounded and described as follows:

**BEGINNING** at a point along the right-of-way of Township Road 586, at the intersection of property of Albert Ream; thence along said right-of-way North 37 degrees, 0 minutes West 32.32 feet to a point; thence along said right-of-way to an arc distance of 105.13 feet to a point, which arc is described by a radius of 100 feet and an included angle of 60 degrees 14 minutes; thence continuing along said right-of-way North 23 degrees 14 minutes East 86.20 feet to a point; thence along an arc length 24.96 feet to a point, which arc is described by a radius of 400 feet and an included angle of 3 degrees 34 minutes 30 seconds; thence continuing along said right-of-way for Township Road 586, North 26 degrees 48 minutes 30 seconds East a distance of 385.21 feet to a point; thence along Lot No. 4 South 63 degrees 11 minutes 30 seconds East 315 feet to a point; thence along property of Grantor South 26 degrees 48 minutes 30 seconds West 414.06 feet to a point on the line of Albert Ream; thence along Ream property North 50 degrees 39 minutes West 179.77 feet to a point; thence continuing along Albert Ream property South 39 degrees 21 minutes West, 224.27 feet to a point, the place of beginning, Containing 3.2933 acres, identified as Lot No. 3 on the survey and plot plan hereinbefore referenced, which survey and plot plan is incorporated herein by reference and made a part hereof.

**SUBJECT** to the same rights, privileges, agreements, easements, conditions, restrictions and reservations as exist by virtue of prior recorded instruments.

**BEING** the same premises conveyed to Anna B. Ozanich, an unremarried widow, by deed of Jack J. Ozanich and Joyce A. Ozanich, a/k/a Joyce K. Ozanich, his wife, dated June 23, 1979, and recorded in the Recorder's Office of Fayette County, Pennsylvania, in Deed Book Volume 1256, Page 301.

**THE SAID** Grantee, Frances O. Harper, is the natural daughter of the Grantor, Anna B. Ozanich, and therefore, this transfer is excluded from Pennsylvania Realty Transfer Tax..

**PURSUANT** to Section 405 of the Solid Waste Management Act of 1980, the Grantor hereby states that she has 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.

**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:

*Robert L. Webster, Jr.*

*Frances O. Harper*  
*Joanne Joyce*

This .....9th..... day of .....May, 2003.....

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,

STATE OF PENNSYLVANIA :  
: SS.  
COUNTY OF FAYETTE :

DEED 37.00  
OR Book 2860 Page 1587 - 1590

On this, the 9th day of May, 2003, before me, the undersigned authority, personally appeared ANNA B. OZANICH, an unmarried widow, 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.

NOTARIAL SEAL  
Virginia L. Geisel, Notary Public  
Uniontown, Fayette County  
My Commission Expires June 16, 2003

*Virginia L. Geisel*  
Notary Public  


**CERTIFICATE OF RESIDENCE**

I hereby certify that the precise address of the within named Grantees is: 101 Brown Street, Waltersburg, PA 15488

*Robert L. Webster, Jr.*  
Attorney for Grantees

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

*Hold. Webster*

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.)

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:

Robert L. Helster, Jr.

Anna B. Ozanich (SEAL)  
Anna B. Ozanich