

**DEED**

MADE this 11th day of August, 2023.

BETWEEN **ROSEMARIE RANKIN**, an unmarried widow, of Vanderbilt, Fayette County, Pennsylvania, GRANTOR,

AND

**MELISSA D. RANKIN**, single, of Vanderbilt, Fayette County, Pennsylvania, GRANTEE.

WITNESSETH, that in consideration of the sum of **ONE AND NO/100** (\$1.00) Dollars, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to said Grantee, her heirs, and assigns:

**ALL** that certain tract or parcel of land situate in Franklin Township, Fayette County, Pennsylvania, more particularly bounded and described as follows:

**BEGINNING** at a point along Route 711 leading to Flatwood; thence South 44° 15' East 269.13 feet to a post; thence North 76° 30' West 425.04 feet along other land now or formerly of James Swearer; thence North 2° 18' West 99.78 feet to a post along land now or formerly of said F. Stewart; thence North 89° 08' East 656 feet to a post along land now or formerly of A. Cooper, the place of beginning.

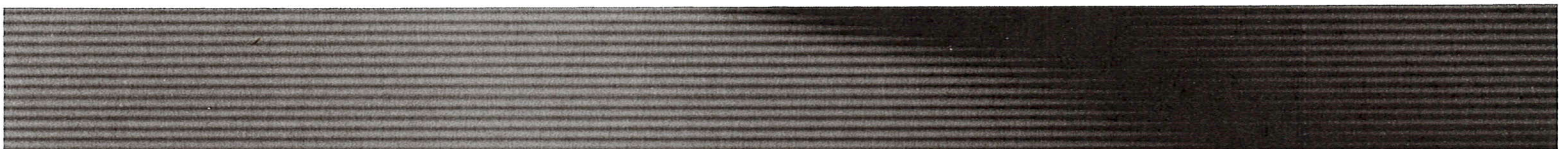
**UPON** which there is situate a one-story frame four room house.

**TOGETHER** with such rights and **SUBJECT** to any exceptions, restrictions, reservations, and conditions as exist by virtue of prior recorded instruments, deeds or conveyances.

**BEING** the same premises conveyed to Robert E. Rankin, Sr. and Rosemarie Rankin, his wife, by deed dated January 15, 2014, and recorded in the Recorder of Deeds Office of Fayette County, Pennsylvania, in Record Book Volume 3241, Page 855. The said Robert E. Rankin, Sr. has since died on December 15, 2014, thereby vesting title in Rosemarie Rankin, his wife, as surviving tenant by the entireties.

**TAX PARCEL NO.: 13-05-0057**

**This transaction is from parent to child, therefore; it is exempt from transfer tax.**



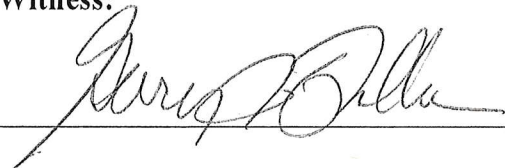
NOTICE: THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE 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.)

GRANTOR(S) HEREBY WARRANT THAT NO HAZARDOUS WASTE IS PRESENTLY BEING DISPOSED OR HAS EVER BEEN DISPOSED BY THE GRANTORS OR TO THE GRANTOR'S ACTUAL KNOWLEDGE UPON OR WITHIN THE SUBJECT PREMISES. THIS NOTICE IS REQUIRED BY THE ACT OF JULY 7, 1980, P.L. 380.

## 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:

  
\_\_\_\_\_

  
MELISSA D. RANKIN

This 15 day of August, 2023.



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

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

Witness: [Signature]

[Signature]  
**ROSEMARIE RANKIN**

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF FAYETTE :  
SS.

202300006985  
Filed for Record in  
FAYETTE COUNTY, PA  
JON R. MARIETTA, JR., RECORDER  
08-16-2023 At 03:01 pm.  
DEED 81.00  
OR Book 3554 Page 2306 - 2308

On this, the 16<sup>th</sup> day of August, 2023 before me, the undersigned officer, personally appeared **ROSEMARIE RANKIN**, 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 hereunto set my hand and official seal.

[Signature]

Notary Public  
My Commission Expires:

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

Commonwealth of Pennsylvania - Notary Seal  
Cynthia S. Nichols, Notary Public  
Fayette County  
My commission expires November 21, 2023  
Commission number 1237975  
Member, Pennsylvania Association of Notaries



[Signature]  
**JON R. MARIETTA JR.**  
**RECORDER OF DEEDS**

**CERTIFICATE OF RESIDENCE**

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

1132 FLATWOODS Rd. VANDERBILT PA 15486

DATED: Aug 16, 2023

[Signature]  
Attorney for Grantee

DAVIS & DAVIS  
HOLD