

**DEED**

MADE this 5<sup>th</sup> day of November, in the year of our Lord, two thousand and seven (2007), BETWEEN SUSAN LYNN MANCHIN (formerly known as SUSAN STEVENS) and TIMOTHY J. MANCHIN, her husband, of Uniontown, Fayette County, Pennsylvania, GRANTORS,

AND

SUSAN LYNN MANCHIN (formerly known as SUSAN STEVENS) and TIMOTHY J. MANCHIN, her husband, of Uniontown, Fayette County, Pennsylvania, GRANTEES.

WITNESSETH, that in consideration of the sum of One (\$1.00) Dollar, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees:

ALL that certain tract of land situate partially in South Union Township, and partially in Georges Township, Fayette County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the right of way of Morgantown Road (U.S. Route 119) at corner of land now or formerly of Wadsworth; thence from said point of beginning in the right of way of said Morgantown Road, N. 35° 34' E. 50 feet to a point on remaining land now or formerly of Anna E. Brownfield; thence along line of said Anna E. Brownfield, S. 51° 17' E. 235 feet to a point; thence by the same, N. 35° 34' E. 435.18 feet to a point on line of land now or formerly of Jasper Shepler; thence along line of said Jasper Shepler and line now or formerly of Lee F. Brownfield, S. 42° E. 1359.72 feet to a point; thence still along said Brownfield property the following courses and distances: N. 82° 11' E. 1028 feet to a point; thence S. 8° 53' E. 446.4 feet to a point; thence N. 78° 04' E. 1355.7 feet to a point on line of property now or formerly of Ponterero and Sons Coal Company; thence along said Ponterero and Sons Coal Company property, S. 10° 44' W. 963.40 feet to a point on line of property now or formerly of Joseph Vecchio; thence along said Vecchio property, S. 57° 54' W. 363.20 feet to a point; thence continuing along said Vecchio property and property now or formerly of State Public School Building Authority, N. 87° 41' W. 2103 feet to a point on line of said property now or formerly of Clyde W. David; thence along said David property, N. 6° 33' W. 967.4 feet to a point; thence still along said David property and property now or formerly of Wadsworth, N. 51° 17' W. 1383.50 feet to a point, the place of beginning.

THIS CONVEYANCE is to include any right the Grantors may have in a right of way being 50 feet in width, and running in a Southeasterly direction along the course of S. 51° 17' E., 448.77 feet to a point on the line of the above mentioned Matelli property, as more specifically reserved to the Grantor, Donald L. Shoaf, Jr. and Ethel M. Shoaf, in deed dated

**MANCHIN & ALOI**

1543 FAIRMONT AVE.  
FAIRMONT, W VA. 26564



November 17, 1975, and recorded in the Recorder's Office of Fayette County, Pennsylvania, in Deed Book Volume 1189, page 921.

UNDER AND SUBJECT to all the exceptions, reservations, restrictions, easements, rights, limitations and conditions as set forth in the deeds hereinafter recited and in prior instruments of record in the chain of title.

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 property conveyed unto Robert Burns by deed dated April 18, 1995, and of record in said Recorder's Office in Record Book 1522, at page 53, from Donald L. Shoaf, Jr. and Debonney L. Shoaf, husband and wife, and Theodora D. Shoaf, a single person. By deed dated June 12, 1995 and of record in said Recorder's Office in Record Book 1549, at page 300, Robert B. Burns and Susan Lynn Burns, his wife, conveyed said property to Robert B. Burns and Susan Lynn Burns, husband and wife.

By Order of Forfeiture dated February 28, 2007, under Civil Action 1:04CV272, and filed in said Recorder's Office in Record Book 3019, at page 1536, said property was forfeited to the United States of America.

By Special Warranty Deed dated April 10, 2007, and of record in said Recorder's Office in Record Book 3030, at page 1541, from the Special Agent in Charge of the Pittsburgh Field Office of the United States Department of the Treasury, said property was conveyed unto Susan Stevens (formerly known as Susan Lynn Burns and now known as Susan Lynn Manchin).

The within transaction is in order to create tenants by the entireties and is hence not taxable.

**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.**

MANCHIN & ALOI

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# 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:

Randy C. Kriska as to both

*Susan Lynn Manchin*  
*Randy C. Kriska*

This 8<sup>th</sup> day of November, 2007

AND the said Grantors do hereby covenant that they will **WARRANT GENERALLY** the property hereby conveyed.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seals the day and year first above written.

Signed, sealed and delivered  
In the presence of:

Randy C. Kriska

*Susan Lynn Manchin* (SEAL)  
Susan Lynn Manchin

Randy C. Kriska

*Timothy J. Manchin* (SEAL)  
Timothy J. Manchin

STATE OF WEST VIRGINIA :  
SS.  
COUNTY OF MARION :

On this, the 8<sup>th</sup> day of November, 2007, before me, the undersigned officer, personally appeared Susan Lynn Manchin (formerly known as Susan Stevens) and Timothy J. Manchin, her husband, 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 hereunto set my hand and office seal.

*Kristy Lynn Holt*  
Notary Public

My Commission Expires: June 16, 2015

200700016262  
Filed for Record in  
FAYETTE COUNTY, PA  
DAVID G. MALOSKY  
11-08-2007 At 01:35 PM.  
DEED 37.00  
OR Book 3045 Page 320 - 323

**CERTIFICATE OF RESIDENCE**

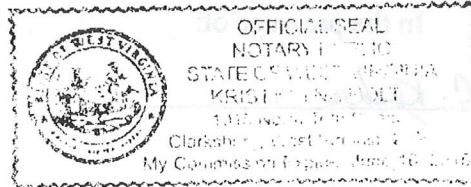
I hereby certify that the precise residence of the within named Grantee is: 10 Meadow Lane, Uniontown, Pennsylvania 15401

DATED: November 8, 2007

*Randy C. Kniha*  
Attorney for Grantee

Prepared by:

Randy C. Kniha  
Pa. Attorney ID #53807  
Manchin & Aloï, PLLC  
1543 Fairmont Avenue  
Fairmont, WV 26554  
304-367-1862



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

MANCHIN & ALOI  
1543 FAIRMONT AVE.  
FAIRMONT, W. VA. 26554