

BK1705 PG0172

Affidavit of Value in File

This Deed,

MADE THE 24th day of May in the year
of our Lord one thousand nine hundred ninety-six (1996)

BETWEEN JAMES M. LEADBETTER, a single man, of South Union Township,
Fayette County, Pennsylvania,

and HARVEY A. TOLSTOI, a single man, of South Union Township,
Fayette County, Pennsylvania,

Grantor :

WITNESSETH, that in consideration of Eighteen Thousand Five Hundred and 00/100
(\$18,500.00) Dollars,
in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant
and convey to the said grantees, ALL that certain piece, parcel or lot of land de-
scribed as Lot No. 2 in the Leadbetter Plan of Lots of South Union Township,
Fayette County, Pennsylvania, a Plan of which is recorded in the Recorder of
Deeds Office, County and State aforesaid in Plan Book 38, Page 76, said Lot No.
2 being more particularly bounded and described as follows:

BEGINNING at an iron pin at the dividing line of Lot No. 1 and Lot No.
2 in the aforementioned Plan on line of land now or formerly of Andrew Seamm,
et ux.; thence along said Seaman land, North 27° 52' 30" East, 107.94 feet to
an existing iron pin; thence from said iron pin, South 67° 12' 00" East, 179
feet through the intersection of Grandview Terrace Road and State Route 0119,
known locally as Morgantown Road, to a point; thence from said point, South
37° 52' 30" West, 100 feet through State Route 0119, known locally as Morgantown
Road, to a point at the dividing line between Lot No. 1 and Lot No. 2 in the
aforementioned Plan which point is located in State Route 0119, known locally
as the Morgantown Road; thence from said point and along the common boundary
line between said Lot No. 1 and Lot No. 2, North 71° 27' 00" West, 153.56 feet
to an iron pin at the place of beginning, CONTAINING an area of 0.3881 of an
acre as per survey of Charles F. Grimm, dated August, 1991.

UNDER AND SUBJECT to all the same exceptions, reservations, easements,
rights of way, rights and privileges as set forth in prior instruments of record.

BEING a part of the same premises being conveyed to the Grantor herein
by deed of Paul Kacmar, et ux., et al., dated October 27, 1988, and recorded in
the Recorder of Deeds Office, Fayette County, Pennsylvania, in Record Book Volume
489, Page 348. SEE ALSO Deed to the Grantor herein of John E. Cindric, dated
May 16, 1996, and recorded as aforesaid, in Record Book Volume 1705, Page
169.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE

LOCAL RE TRANS. TAX PAID
LH \$ 92.50
SD \$ 92.50
5-24-96 DAVID G. MALOSKY
RECORDER

BK1705 PG0174

I do hereby certify that the precise residence and complete post office address of the within named grantee is 11 Adams Lane Union Town, Pa 15401

May 24 1996

Jim B. Hu
Attorney for Grantee

006957
1705-172

Deed

JAMES M. LEADBEITER, a single man,

GRANTOR,

AND

HARVEY A. TOLSTOI, a single man,

GRANTEE.

2200 15500 768

WARRANTY

RECORDED
96 MAY 24 PM 4:18
DAVID G. MALOSKY
RECORDER
FAYETTE COUNTY

Handwritten signature

COMMONWEALTH OF PENNSYLVANIA

County of Fayette } ss.

RECORDED on this 24th day of May

A. D. 1996, in the Recorder's Office of said County, in Book

Vol. 1705, Page 172

Given under my hand and the seal of the said office, the date above written.

David G. Malosky, Recorder.



11 1996