

THIS DEED

MADE the 16th day of May in the year two thousand thirteen (2013).

BY AND BETWEEN,

JOSIE S. HOSTETLER and EMMA N. HOSTETLER, husband and wife,
of Green Township, Indiana County, Pennsylvania,

GRANTORS

and

SOL J. STOLTZFUS, JR. and ELIZABETH F. STOLTZFUS, husband and wife, of Chester County, Pennsylvania,

GRANTEES

WITNESSETH, that in consideration of **THREE HUNDRED SEVENTY FIVE THOUSAND and no/100 (\$375,000.00) DOLLAR(S)** in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantees, their heirs, successors and assigns

ALL that certain piece, parcel or tract of land situate in Township of Green, County of Indiana, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone adjoining lands now or formerly of C.A. Hartman and George Buterbaugh; thence by said land now or formerly of George Buterbaugh and by land now or formerly of William Stahl Heirs, South 2° 54' West, 2,719 feet to stones; thence by lands now or formerly of G.W. McCullough, James Bagley and Harvey Swank, South 86-3/4° East, 2,672.5 feet to stones; thence by lands now or formerly of D.S. McCoy, North 3-3/4° East, 2738.5 feet to a stone; thence by lands now or formerly of Samantha Oatman and C.A. Hartman, North 87° 8' West, 2,686.5 feet to a stone, the place of beginning. CONTAINING 167 acres and 104 perches.

Said property is identified by the Indiana County Tax Assessment Office as Parcel No. 20-012-102.

EXCEPTING AND RESERVING, however, from the above described piece, parcel or tract of land, a portion thereof containing 2 acres, more or less, which was conveyed to C.A. Hartman by deed of Charles Douglass, et ux., dated December 11, 1930, and recorded in the office for Recording in and for Indiana County, Pennsylvania, in Deed Book Volume 322, page 141.

EXCEPTING AND RESERVING from the above described parcel of land, one acre, more or less, which was conveyed to John Hanayik and Helen Hanayik, his wife, by deed of Vernie Lydic, widow, dated July 17, 1972, and recorded in the office for the Recording of Deeds in and for Indiana County in Deed Book Volume 645, page 286.

EXCEPTING AND RESERVING ten (10) acres conveyed to Francis Kelly, Jr., et ux., by deed of Vernie Lydic, widow dated August 30, 1956, and recorded in the office of the Recorder of Deeds of Indiana County in Deed Book Volume 454, page 61.

EXCEPTING AND RESERVING one (1) acre conveyed to Edward T. Hanayik, et ux., by deed of Lou Lydic, et ux., dated April 7, 1975, and recorded in the office of the Recorders of Deeds of Indiana County in Deed Book Volume 688, page 562.

EXCEPTING AND RESERVING 0.52 acre conveyed to Robert Lydic, et ux., by deed of Lou Lydic, et ux., dated November 7, 1983, and recorded in the office of the Recorder of Deeds for Indiana County in Deed Book Volume 842, page 776.

EXCEPTING AND RESERVING, further, the oil and gas underlying said tract of land with the exclusive right to operate the same, together with the right of way to all places of operating, and also right of way for pipelines to convey oil, gas, water or steam of, on or across the above-described tract of land; also the right to operate any well of said premises by shackle work or by steam lines connecting it with wells upon the same or upon other adjoining property, all of which has been heretofore excepted and reserved by deed of Charles E. Douglass, et ux., to Peter S. Douglass, of record in the Recorder's Office of Indiana County in Deed Book Volume 281, page 181.

EXCEPTING AND RESERVING unto Helen Lydic and Robert Lee Lydic, their successors and assigns, the free gas provided under existing and all future leases of gas on the property, which free gas is and shall continue to be piped to an adjoining one-half acre tract of land separately owned by Helen Lydic and Robert Lee Lydic, as the same was excepted and reserved in the

deed from Robert Lydic and Helen Lydic, his wife, and Robert Lee Lydic, to Boyd Cressley, dated November 7, 2005, and recorded in the office of the Recorder of Deeds of Indiana County in Deed Book Volume 1539, page 528.

EXCEPTING AND RESERVING, however, for the lifetime of Jean Lydic, one-half acre of ground where the mobile home is presently located, together with access to the public road, for and during the lifetime of the said Jean Lydic, said access shall be a right of way 20 feet in width along the boundary of the within conveyed parcel and adjoining property now or formerly of Helen Lydic and Robert Lee Lydic, and somewhat beyond a distance of approximately 200 feet, more or less, to the one-half acre upon which the said Jean Lydic resides for her lifetime. Further, then said Helen Lydic and Robert Lee Lydic, their successors and assigns, shall have the continued use of the 20 foot right-of-way for ingress and egress to the property.

UNDER AND SUBJECT to a Pipeline Right-of-Way Option given to CNGP Producing Company by Pipeline Right-of-Way Option dated March 2, 2000, and of record in the Recorder's Office of Indiana County in Book Volume 1181, page 823.

THIS DEED is made UNDER AND SUBJECT to the exceptions and reservations as were excepted and reserved in prior conveyances of said land.

BEING the same premises title to which became vested in Josie S. Hostetler and Emma N. Hostetler, husband and wife, by Deed of Boyd Cressley, dated and recorded December 28, 2005 in the office of the Recorder of Deeds of Indiana County in Deed Book Volume 1551 page 515.

THE SCRIVENER HEREOF DID NOT EXAMINE THE TITLE TO THE HEREINABOVE DESCRIBED PREMISES.

GRANTOR(S) herein state(s) that the hereinabove described property is not presently being used for the disposal of hazardous waste nor to the best of their/his/her knowledge, information and belief has it ever been so used. This statement is made in compliance with the Solid Waste Management Act 1980-97, Section 405.

NOTICE

The undersigned grantee (grantees) hereby certifies that he/she/they know and understand that he/she/they 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 signatures of grantee (grantees) this 20 day of May, 2013

[Handwritten signature]

Witness

[Handwritten signature] (SEAL)
[Handwritten signature] (SEAL)

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.

AND the grantors do hereby covenant and agree that they will warrant **specially** the premises hereby conveyed.

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

Signed, sealed and delivered in the presence of

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

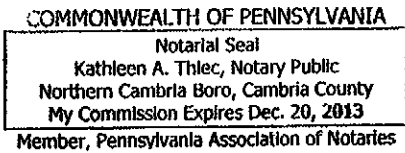
JOSIE S. HOSTETLER
[Handwritten signature]

EMMA N. HOSTETLER

STATE OF PENNSYLVANIA :
:
COUNTY OF CAMBRIA :

ON THIS, the *10th* (day of *May*), 2013, before me, the undersigned officer, personally appeared **JOSIE S. HOSTETLER and EMMA N. HOSTETLER, husband and 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 hereunto set my hand and official seal.



Kathleen A. Thiec
NOTARY PUBLIC

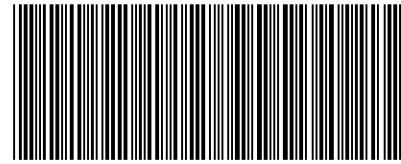
I hereby certify that precise residence of the within named Grantee(s) is *7649 N. Moscow Rd, Parkesburg, PA 19365*

May 20, 2013.

J. Dennis Previte
FOR GRANTEE(S)

Hostetler-stoltzfus.deed-05-08-13-kt
PREPARED BY: J. Dennis Previte, Esquire
2104 Bigler Avenue
Northern Cambria, PA 15714
(814) 948 4591

Indiana County
825 Philadelphia Street
Indiana, PA 15701
Phone: (724) 465-3860
Email: pswarman@countyofindiana.org



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RECORDING COVER PAGE

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Instrument Type: Deed
Instrument Date: 05/22/2013 10:51:01 AM
Instrument Number: 2013-242305

Transaction #: 709665
Instrument Page Count: 5

RETURN TO: (eSecureFile)
SIMPLIFILE
4844 NORTH 300 WEST
SUITE 202
PROVO, UT 84604

SUBMITTED BY:
Simplifile
4844 NORTH 300 WEST
SUITE 202
PROVO, UT 84604

INSTRUMENT REFERENCE NAME: HOSTETLER / STOLTZFUS

CONSIDERATION/SECURED AMT:	\$375,000.00
FEES / TAXES:	
Recording Fee:Deed	\$62.00
State RTT	\$3,750.00
Green Township RTT	\$1,875.00
Purchase Line RTT	\$1,875.00
Additional Pages Fee	\$2.00
Total:	\$7,564.00

Document Number: 2013-242305
Recorded Date: 05/22/2013

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



Patricia Streams-Warman
Patricia Streams - Warman
Recorder of Deeds

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
***COVER PAGE MAY NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT
FOR ANY ADDITIONAL INFORMATION.**

DO NOT REMOVE - THIS PAGE IS PART OF THE RECORDED DOCUMENT.