

This Indenture

Made the 26 day of June 2013,

Between: HELEN L. ERWIN and THOMAS M. ERWIN, her husband, and
ROBERT LEE LYDIC, single

parties of the first part and

SOL J. STOLTZFUS, JR. and ELIZABETH F. STOLTZFUS, his wife,

parties of the second part:

Witnesseth, that the said parties of the first part, in consideration of NINETY-THREE THOUSAND AND NO/100 DOLLARS ----- (\$93,000.00) ----- to them now paid by the said parties of the second part, do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns,

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

BEGINNING at an iron pin on the southerly edge of right-of-way along Route 240 leading from Cookport to the Village of Uniontown and being South 88° 27' West 231 feet from the southerly edge of the right-of-way along Route 240 and the westerly edge of the power line right-of-way of Greenwich Collieries Mining Company to an iron pin; thence along line of land of Louis Lydic, South 0° 04' West 150 feet to an iron pin; thence still along line of said Lydic land, South 88° 27' West 150 feet to an iron pin on the easterly edge of a private road; thence along the edge of said private road, North 0° 04' East 150 feet to an iron pin on said right-of-way of Route 240; thence along said right-of-way of Route 240, North 88° 27' East 150 feet to an iron pin and place of beginning. **CONTAINING 0.52 Acre.**

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 the title to which became vested in Helen L. Erwin and Thomas M. Erwin, her husband, and Robert Lee Lydic, by Deed of Helen L. Lydic, now Helen L. Erwin, and Thomas M. Erwin, her husband, and Robert Lee Lydic, dated December 29, 2006, and recorded in the Recorder's Office of Indiana County, Pennsylvania, at Deed Book Volume 1646, Page 500.

The premises herein described is designated for tax purposes as Parcel No. 20-012-102.03.

THE GRANTORS HEREIN STATE THAT THE HEREINABOVE DESCRIBED PROPERTY IS NOT PRESENTLY BEING USED FOR THE DISPOSAL OF HAZARDOUS WASTE, NOR TO THE BEST OF THEIR KNOWLEDGE, INFORMATION AND BELIEF HAS IT EVER BEEN USED FOR THE DISPOSAL OF HAZARDOUS WASTE. THIS STATEMENT IS MADE IN COMPLIANCE WITH THE SOLID WASTE MANAGEMENT ACT, ACT OF JULY 7, 1980, P.L. 380, 35 P.S. § 6018.101, ET SEQ.

with the appurtenances: *To Have and To Hold* the same unto and for the use of the said parties of the second part, their heirs and assigns forever,

And the said parties of the first part for their heirs, executors and administrators covenant with the said parties of the second part, their heirs, and assigns against all lawful claimants GENERALLY the same and every part thereof to Warrant and Defend.

NOTICE--THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO DOES NOT 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 HAVE 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 in the manner provided in Section I of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

Witness the hand and seal of the said parties of the first part.

Witness :

Helen L Erwin (SEAL)

HELEN L. ERWIN

Thomas M Erwin (SEAL)

THOMAS M. ERWIN

Robert Lee Lydic (SEAL)

ROBERT LEE LYDIC

NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT. 10, P.L. 874, NO. 156 § 1.

WITNESS:

Sol J. Stoltzfus, Jr.

Sol J. Stoltzfus, Jr.

Elizabeth F. Stoltzfus

Elizabeth F. Stoltzfus

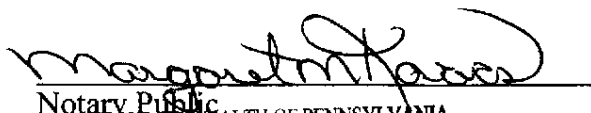
Commonwealth of Pennsylvania

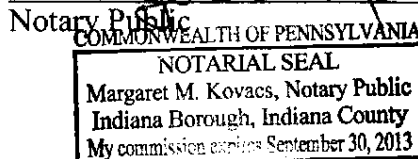
ss.

County of Indiana

On this the 26th day of ~~June~~^{June}, 2013, before me, a notary public, the undersigned officer, personally appeared HELEN L. ERWIN and THOMAS M. ERWIN, 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 official seal.





My Commission Expires:

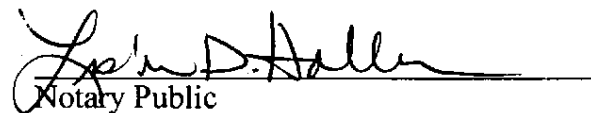
Commonwealth of Pennsylvania

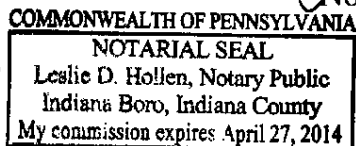
ss.

County of Indiana

On this the 28th day of June, 2013, before me, a notary public, the undersigned officer, personally appeared ROBERT LEE LYDIC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.



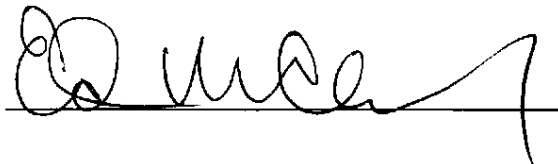


My Commission Expires:

Certificate of Residence

I do hereby certify that the precise residence of the Grantees herein are 7649 North Moscow Rd, Parkesburg PA 19365.

Witness my hand this 26 day of June, 2013.



Deed prepared by:

LAW OFFICES
HOLSINGER, CLARK & ARMSTRONG
A PROFESSIONAL CORPORATION
832 PHILADELPHIA STREET
INDIANA, PENNSYLVANIA 15701

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



0675148-0007V

RECORDING COVER PAGE

Page 4 of 4

Instrument Type: Deed
Instrument Date: 07/01/2013 11:13:34 AM
Instrument Number: 2013-243696

Transaction #: 712202
Instrument Page Count: 3

RETURN TO: (Mail)
SOL J STOLTZFUS
7649 NORTH MOSCOW ROAD
PARKESBURG, PA 19365

SUBMITTED BY:
EDWIN CLARK
832 PHILADELPHIA STREET
INDIANA, PA 15701

INSTRUMENT REFERENCE NAME: ERWIN/ STOLTZFUS

CONSIDERATION/SECURED AMT:	\$93,000.00
FEES / TAXES:	
Recording Fee:Deed	\$62.00
State RTT	\$930.00
Green Township RTT	\$465.00
Purchase Line RTT	\$465.00
Mail Fee	\$1.00
Total:	\$1,923.00

Document Number: 2013-243696
Recorded Date: 07/01/2013

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



Patsiea Streams-Warman
Patsiea Streams - Warman
Recorder of Deeds

**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.