

201000003459
Exempt Status - N
STATE \$ 1285.00
LOCAL \$ 1285.00
\$ 642.50 SOUTH UNION TOWNSHIP
\$ 642.50 LAUREL HIGHLANDS SCHOOL DST

THIS INDENTURE
(Deed)

MADE THE 7th day of April in the year of our Lord two thousand ten (2010)

BETWEEN: MICHAELENE KLOSTER, single, of New Egypt, New Jersey,
party of the first part,

AND

KENNETH S. VILSACK and BETH E. VILSACK, his wife, of
Markleysburg, Fayette County, Pennsylvania, parties

of the second part, WITNESSETH, that the said party of the first part, for and in consideration of the sum of ONE HUNDRED TWENTY-EIGHT THOUSAND FIVE HUNDRED AND 00/100 (\$128,500.00) DOLLARS, lawful money of the United States of America unto her well and truly paid by the said parties of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second part, their heirs and assigns,

FIRST: ALL that certain piece, parcel or tract of land situated in South Union Township, Fayette County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a monument located on the Westerly sideline of a certain public road leading from Uniontown, Pennsylvania to Morgantown, West Virginia, known locally as U.S. Route 119, corner common to the property herein described and Lot No. 18 in the lot plan now or formerly known as Franklin Heights Addition; thence running along the Westerly sideline of said U.S. Route 119, South 29° 45' 30" West, a distance of 100.52 feet to a point; thence by a line dividing the land herein described and land now or formerly of Eugene Fast, North 55° 18' 22" West, a distance of 196.36 feet to a point; thence by a line dividing the land herein described and land now or formerly of Foster L. Welsh, Jr., et ux., et al., North 31° 55' 10" East, a distance of 74.70 feet to a point corner common to the aforesaid Lot No. 18 in the Franklin Heights Addition; thence by a line dividing the land herein described and the aforesaid Lot No. 18, South 62° 53' 45" East, a distance of 193.01 feet to a monument located on the Westerly sideline of the aforesaid U.S. Route 119, the place of beginning.

CONTAINING an area of .03905 of an acre according to survey of Fayette Engineering Company dated November, 1983 and having thereon erected a dwelling.

BEING the same piece, parcel or tract of land conveyed to the party of the first part by deed of John R. Green, et ux. dated August 31, 1999 and recorded in the Recorder's Office of Fayette County, Pennsylvania in Record Book Vol. 2395, at Page 318.

SECOND: ALL that certain lot of land situate in South Union Township, Fayette County, Pennsylvania, known as Lot No. 18 in the Franklin Heights Plan of Lots, a plan of which is recorded in the office of the Recorder of Deeds of the said County in Plan Book Volume 5, Page 19, bounded and described as follows:

BEGINNING at a point 25 feet distant from the center line of Morgantown Road; thence by Lot No. 17 in the said plan, North 60° 14' 30" West, 140 feet to lands now or formerly of Louis Kamensky; thence by said Kamensky lands, South 29° 45' 30" West, 56.49 feet to a point in the line of lands of Asia Ross Shoaf; thence by the said Shoaf lands, South 62° 53' 45" East, 140.13 feet to the Westerly line of said Morgantown Road; thence by said Morgantown Road, North 29° 45' 30" East, 50 feet to the place of beginning.

UNDER AND SUBJECT to the right of access reserved unto Louis Kamensky, his heirs and assigns, to the water and gas lines running through the within premises with the right unto the said Louis Kamensky, his heirs and assigns, to repair said water or gas lines, to tap the same, and to extend the same to other lots in the development of the plan of lots of which this lot is a part.

UNDER AND SUBJECT to all exceptions, reservations, easements, covenants, restrictions, conditions, rights of way, etc. contained in prior instruments of record and affecting the chain of title thereto.

BEING the same lot of land conveyed to the party of the first part by deed of John R. Green, et ux. dated March 21, 2002 and recorded in the Recorder's Office of Fayette County, Pennsylvania on March 22, 2002 in Record Book Vol. 2815, at page 77.

862 B

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:

[Handwritten signature]
.....
[Handwritten signature]
.....
[Handwritten signature]
.....
[Handwritten signature]
.....

This 12th day of Apr.

TOGETHER with all and singular, the said property, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, in law, equity or otherwise howsoever, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said piece, parcel of ground, together with the hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

AND the said party of the first part for herself, her heirs, executors and administrators, does by these presents covenant, grant and agree to and with the said parties of the second part, their heirs and assigns, that she, the said party of the first part, and her heirs, all and singular the hereditaments and premises herein above described and granted or mentioned, and intended so to be, with the appurtenances, unto the said parties of the second part, their heirs and assigns, against her the said party of the first part and her heirs, and against all and every other person or persons whomsoever lawfully claiming, or to claim the same or any part thereof shall and will warrant and forever defend.

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.

IN WITNESS WHEREOF, the said party of the first part has to these presents set her hand and seal. Dated the day and year first above written.

Signed, Sealed and Delivered
in the Presence of


 (SEAL)
MICHAELENE A. KLOSTER (Seller)

201000003459
Filed for Record in
FAYETTE COUNTY, PA
DAVID G. MALOSKY, RECORDER
04-12-2010 At 04:00 PM.
DEED 2621.00
OR Book 3119 Page 1551 - 1554

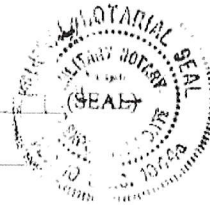
STATE OF NEW JERSEY)
) SS:
COUNTY OF BURLINGTON)

On this, the 7th day of April, 2010, before me the undersigned officer, personally appeared MICHAELENE KLOSTER, single, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



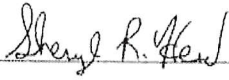
Notary Public



I do hereby certify that the precise residence and complete post office address of the within named grantee is

7 OAKFORD AVE
New Egypt, NJ 08533

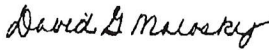
4/12/2010

~~2010~~ 

Attorney for Grantee

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




DAVID G. MALOSKY
RECORDER OF DEEDS