

THIS INDENTURE

MADE this 14th day of October, 2014,

Between **JOAN E. LYONS**, widow and unmarried, of Washington Township, Fayette County, Pennsylvania, by **KATHERYN BOOHER**, her attorney-in-fact,

party of the first part

201400010526	
Exempt Status - N	
STATE	\$ 1080.00
LOCAL	\$ 1080.00
\$	540.00 PERRYOPOLIS BOROUGH
\$	540.00 FRAZIER AREA SCHOOL DST

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CLARENCE E. NICHOLSON, of Georges Township, Fayette County, Pennsylvania,

party of the second part:

WITNESSETH, that the said party of the first part, in consideration of the sum of One Hundred Eight Thousand (\$108,000.00) Dollars to her now paid by the said party of the second part, does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns,

ALL THAT CERTAIN piece of parcel of land situate in the Borough of Perryopolis, (formerly Perry Township), Fayette County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the public road leading from Cemetery Road to Perryopolis, corner of lands formerly of Elmer Snyder, now or formerly of Helen Hussar, and other property

UPI Certification Date

10/14/2014
28-07-0080, BAN



now or formerly of Helen Husar; thence along said public road or highway, South 1 degree 49 minutes East, a distance of 155.5 feet to a point in said public road; thence along the line of land now or formerly of Laura M. Hixenbaugh, North 70 degrees 34 minutes West, a distance of 300.72 feet to a point in line of land now or formerly of Laura M. Hixenbaugh; thence along said Hixenbaugh land, North 1 degree 49 minutes West, a distance of 140 feet to a point in land now or formerly of Helen Husar; thence along said land now or formerly of Helen Husar, a distance of 300 feet, more or less, to the point at the place of beginning.

CONTAINING one acre, more or less.

BEING the same premises conveyed to Raymond Lyons and Joan E. Lyons, his wife, by deed dated April 11, 1988 and recorded in the Office of the Recorder of Deeds of Fayette County, Pennsylvania in Record Book Volume 410 page 333. The said Raymond Lions died on January 11, 1989 and thereupon title vested in Joan E. Lyons by operation of law as surviving tenant by the entireties.

BEING Parcel Identification Number 28-07-0080.

The party of the first part has made, constituted and appointed Katheryn Booher as her attorney-in- fact by power of attorney dated November 3, 2006 and recorded in the Office of the Recorder of Deeds of Fayette County, Pennsylvania in Record Book Volume 3261 page 1076.

The attorney-in-fact herein, hereby swears and avers: (1) that she is the attorney-in-fact for the principal named herein; (2) that she is acting in good faith in reliance upon said power-of-attorney; (3) that she has no actual knowledge of the death of said principal; and (4) that the power-of-attorney under which she is executing this instrument has not been revoked or terminated in any way.

PURSUANT TO SECTION 405 OF THE SOLID WASTE MANAGEMENT ACT OF 1980, THE GRANTOR HEREBY STATES THAT SHE HAS NO KNOWLEDGE OF ANY HAZARDOUS WASTE WHICH IS PRESENTLY BEING DISPOSED OF OR HAS BEEN DISPOSED OF ON THE ABOVE DESCRIBED LAND OR ANY PART THEREOF.

with the appurtenances. **TO HAVE AND TO HOLD** the same to and for the use of the said party of the second part, his heirs and assigns forever, and the party of the first part for herself, her heirs and assigns, hereby covenants and agrees that she will WARRANT SPECIALLY the property hereby conveyed.

NOTICE - THIS DOCUMENT MAY NOT/DOES 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/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 in the manner provided in Section 1 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 party of the first part by her attorney-in-fact as aforesaid.

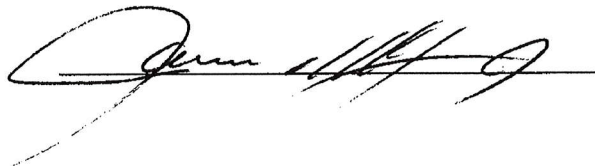
WITNESS:



Kathryn Booher (SEAL)
Katheryn Booher
Attorney-in-fact for Joan E. Lyons

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.

WITNESS:



Clarence E. Nicholson
Clarence E. Nicholson

201400010526
Filed for Record in
FAYETTE COUNTY, PA
DAVID G. MALOSKY, RECORDER
10-14-2014 At 02:45 PM.
DEED 2242.50
OR Book 3261 Page 1081 - 1084

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF FAYETTE)

SS:

On this the 14th day of October, 2014, before me, a notary public, the undersigned officer, personally appeared, Katheryn Booher, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument as attorney-in-fact for Joan E. Lyons; and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

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



Melody A. Glista

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MELODY A. GLISTA, NOTARY PUBLIC
UNIONTOWN, FAYETTE COUNTY
MY COMMISSION EXPIRES OCTOBER 19, 2017

I hereby certify that the precise residence of the within grantee is:

149 Strawn Road, Perryopolis Pa 15473

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

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HOLD