

THIS INDENTURE Made the 16 day of January, in the year Two Thousand and Nine (2009),

BETWEEN CITIFINANCIAL SERVICES, INC., BY ITS ATTORNEY-IN-FACT, OLYMPUS ASSET MANAGEMENT (Grantor)

and

KEITH D. CERQUEIRA (Grantee)

WITNESSETH That the said **Grantor** for and in consideration of the sum of EIGHT THOUSAND (\$8,000.00) DOLLARS lawful money of the United States of America, unto it, well and truly paid by the said **Grantee** at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these presents does grant, bargain, sell, align, enfeoff, release and confirm unto the said **Grantee**, his heirs and assigns.

ALL that certain tract of land situate in Masontown, Fayette County, Pennsylvania, being particularly bounded and described as follows:

BEGINNING at a pin on the southern side of River Avenue at corner of land now or formerly of Shawn Chory; thence along line of Shawn R. Chory, North 16 degrees 30 minutes East 75.28 feet to an iron pin; thence continuing North 16 degrees 30 minutes East, 84.90 feet to an iron pin in line of lands now or formerly of Eugene Vrabel; thence along lands now or formerly of Eugene Vrabel, South 86 degrees 58 minutes 26 seconds East, 41.46 feet to an iron pin in line of Rose Street; thence along Rose Street, South 7 degrees 59 minutes 50 seconds West, 101.57 feet to an iron pin; thence South 7 degrees 59 minutes East, 79.53 feet to an iron pin at the intersection of River Avenue and Rose Street; thence along River Avenue, North 79 degrees 40 minutes West, 46.94 feet to a nail in River Avenue; thence continuing North 73 degrees 30 minutes West, 68.75 feet to the iron pin at the place of beginning, containing an area of 0.3008 of an acre according to survey.

UNDER AND SUBJECT to all exceptions, reservations, easements and conditions as contained in prior deeds or other instruments of record.

200800001026	
Exempt Status - N	
STATE	\$ 80.00
LOCAL	\$ 80.00
\$	40.00 MASONTOWN BORDUGH
\$	40.00 ALBERT GALLATIN AREA SCHODL DS

BEING Parcel No. 21-07-0040

BEING known as 4 River Road, Masontown, PA.

BEING THE SAME premises which Gary D. Brownfield, Sr., Sheriff of Fayette County, Commonwealth of Pennsylvania by Corrected Sheriff Deed recorded 11/13/2008 in the Recorder's Office for Fayette County in Instrument No. 200800015593, Book 3079, Page 560, conveyed unto Citifinancial Services, Inc.

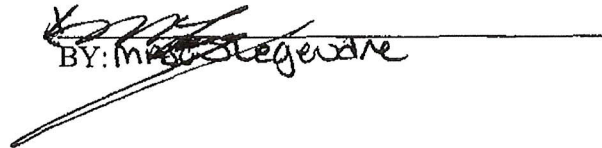
TOGETHER with all and singular the buildings, ways, waters, water-courses, driveways, rights, liberties; hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said **Grantor** in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

NOTICE - THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND NOTICE AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBE OR REFERED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/HAVE COMPLETE LEGAL RIGHT TO REMOVE ALL SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BULDING OR OTHER STRUCTURE ON/IN SUCH LAND. THE INCLUSION FO 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 12, 1937, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any]

WITNESS:

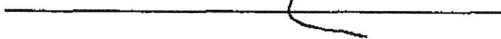
CITIFINANCIAL SERVICES, INC., BY
ITS ATTORNEY-IN-FACT OLYMPUS
ASSET MANAGEMENT




BY: *M. Stegeman*

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 CONTACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED THEREIN 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:



KEITH D. CERQUEIRA

TO HAVE AND TO HOLD the said lot or piece of ground with the appurtenances and hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behalf the of said Grantee, his heirs and assigns.

AND the said Grantor does hereby covenant that it will warrant SPECIALLY the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed on the day and year first above written.

Sealed and Delivered
in the presence of us

CITIFINANCIAL SERVICES, INC., BY ITS
ATTORNEY-IN-FACT, OLYMPUS ASSET
MANAGEMENT

BY: 
Marc Legendre

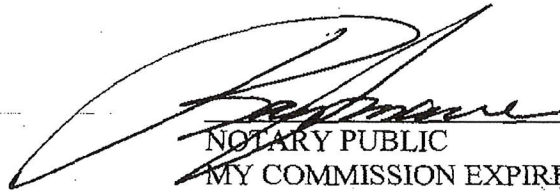
ATTEST 
Jessica HAM



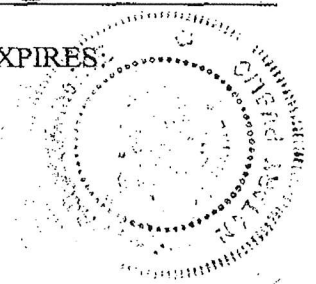
STATE OF MAINE :
 : SS:
COUNTY OF CUMBERLAND :

On this, the 16 day of January, 2009, before me the undersigned officer, personally appeared Marc Legendre who acknowledged himself/herself to be the Vice President of OLYMPUS ASSET MANAGEMENT attorney in fact for CITIFINANCIAL SERVICES, INC. that he/she as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of OLYMPUS ASSET MANAGEMENT, by himself/herself as Vice President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal


NOTARY PUBLIC
MY COMMISSION EXPIRES:

RAYLENE MORSE
Notary Public, Maine
My Commission Expires
August 14, 2015



du

RECORD AND RETURN TO:
Land Title Services of NJ, Inc.
400 Fellowship Road, Suite 250
Mt. Laurel, NJ 08054

200900001026
Filed for Record in
FAYETTE COUNTY, PA
DAVID G. MALOSKY
02-02-2009 At: 10:44 am.
DEED 197.00
OR Book 3084 Page 2265 - 2268

DEED

CITIFINANCIAL SERVICES, INC., BY ITS
ATTORNEY-IN-FACT OLYMPUS ASSET MANAGEMENT

TO

KEITH D. CERQUEIRA

Premises: 4 River Avenue
Masontown, PA 15461

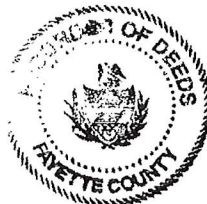
The address of the above-named Grantee is:

411 Division Street
Jeannette, PA 15644
[Signature]

ON BEHALF OF THE GRANTEE

Prepared by:
Goldbeck McCafferty & McKeever
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322

I 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