

THIS DEED

MADE the 24th day of June, 1999.

BETWEEN ELEANOR ZAPACH BEREGJ, an unmarried widow, of the Township of Perry, Fayette County, Pennsylvania, party of the first part, and

ELEANOR ZAPACH BEREGJ, an unmarried widow, of the Township of Perry, Fayette County, Pennsylvania, and **DAVID A. BEREGJ**, a married person, of the Borough of Brownsville, Fayette County, Pennsylvania, as joint tenants with right of survivorship, parties of the second part;

WITNESSETH, that the said party of the first part, in consideration of _____
_____ One and 00/100 (\$1.00) Dollar _____ to her
now paid by the said parties of the second part, does grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns.

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in Perry Township, Fayette County, Pennsylvania, being part of the Washington Run Mining Village bounded and described as follows, and as shown by Plan Exhibit "F" recorded with the deed from H.C. Frick Coke Company to Mark Sugarman and Ada Sugarman, his wife:

BEGINNING at a point in the middle of a twenty-five (25) foot alley, at the southwest corner of the land hereby conveyed, which place of beginning is located South 32 degrees 42 minutes 10 seconds East, 542.58 feet from the corner in public road known as Route No. 51 of land now or formerly of Strawn and Blaney, at the junction of the lines of said Strawn and Blaney land, South 70 degrees 32 minutes 20 seconds East, 1274.40 feet and North 18 degrees 28 minutes 50 seconds East; thence from said place of beginning, running by land conveyed by H.C. Frick Coke Company to Mark and Ada Sugarman, of which this is a part, North 56 degrees 24 minutes East, 139.62 feet to a point in the middle of a twenty-four (24) foot street; thence along in the middle of said street, South 33 degrees 36 minutes East, 82 feet to a point; thence by other land so conveyed to Mark and Ada Sugarman, South 56 degrees 24 minutes West, 141.72 feet to a point in the middle of a twenty-five (25) foot alley; and thence along in the middle of said alley, North 32 degrees 08 minutes West, 82 feet to the place of beginning.

CONTAINING an area of 0.265 of an acre and having thereon erected a frame double dwelling house known as Nos. 135-136 of said Washington Run Mining Village.

BK2353 PGO354

EXCEPTING AND RESERVING the coal and mining rights and waivers and the oil and gas and drilling rights and waivers heretofore conveyed or reserved, and under and subject to the right at any time hereafter to lay, maintain, repair, replace, renew and remove water pipe lines along in said street and alley, and under and subject to the right of the public to use said street and alley for passage thereover, and also excepting and reserving and under and subject to all existing easements and all conveyances and easements heretofore made or granted, excepted or reserved.

BEING the same premises decreed to Michael W. Zapach and Eleanor Zapach Beregi, brother and sister, by the Estate of Anna Zapach per Certificate of the Clerk of Orphans Court Division dated June 12, 1985 and recorded the same date in the Recorder's Office in and for Fayette County, Pennsylvania in Record Book Vol. 43, page 181. The said Michael W. Zapach died testate on August 2, 1997. An Estate Proceeding was opened in Fayette County, Pennsylvania at No. 26-99-111 on February 2, 1999 and Eleanor Beregi was appointed as Executrix. Pursuant to Paragraph Second of the Will of Michael Zapach, said one-half interest in property was devised to Eleanor Beregi, his sister.

Tax Parcel ID #: 27-14-0077

PARCEL NO. 2:

ALL that certain piece or parcel of land situate in Pery Township, Fayette County, Pennsylvania, being part of the Washington Run Mining Village, bounded and described as follows and as shown on Plan Exhibit F, recorded with the deed from H.C. Frick Coke Company to Mark and Ada Sugarman, his wife.

BEGINNING in the middle of a twenty-five (25) foot alley at the southeastern corner of the land hereby conveyed, which place of beginning is located South 32 degrees 37 minutes 40 seconds East, 624.57 feet from the most southerly corner in land now or formerly of Strawn and Blaney, which corner is at the junction of the lines of said Strawn and Blaney land running South 70 degrees 32 minutes 20 seconds East, 1274.40 feet to the corner and thence therefrom North 18 degrees 28 minutes 50 seconds East; thence from said place of beginning running by land conveyed by H.C. Frick Coke Company to Mark and Ada Sugarman, South 56 degrees 24 minutes West, 110.71 feet to a point in the middle of a thirty (30) foot street; thence in the middle of said street, North 21 degrees 49 minutes 20 seconds West, 4.48 feet to an angle in said street; thence continuing in the middle of said street, North 30 degrees 34 minutes West, 77.69 feet to a point; thence by other land so conveyed to Mark and Ada Sugarman, North 56 degrees 24 minutes East, 107.79 feet to the middle of said alley; and thence in the middle of said alley, adjoining land on which double dwelling house Nos. 135-136 of Washington Run Mining Village is located, South 32 degrees 08 minutes East, 82 feet to the place of beginning, **CONTAINING** an area of 0.205 of an acre of vacant land at Washington Run Mining Village, adjacent to and lying immediately southwest of the land on which said double dwelling house Nos. 135-136 is located.

BK2353 PG0355

BEING the same property conveyed to Michael W. Zapach and Eleanor Zapach Beregi, brother and sister, pursuant to deed dated March 23, 1956 and of record in Deed Book Vol. 854, page 487. Michael W. Zapach died testate on August 2, 1997. An Estate Proceeding was opened in Fayette County, Pennsylvania on February 2, 1999 at No. 26-99-111 and Eleanor Beregi was appointed Executrix. Pursuant to Paragraph Second of the Will of Michael Zapach, said one-half interest in said property was devised to Eleanor Beregi.

Tax Parcel ID #: 27-14-0063

EXCEPTING the coal and mining rights and waivers and the oil and gas and drilling rights and waivers heretofore conveyed or reserved, and under and subject to the right at any time hereafter to lay, maintain, repair, replace, renew and remove water pipe lines along in said street and alley, and under and subject to the right of the public to use said street and alley for passage thereover, and also excepting and under and subject to all existing easements and all conveyances and easements heretofore made or granted, excepted or reserved as reserved in the chain deed of record.

This is a transaction between mother and son; accordingly, there is no transfer tax.

TO HAVE AND TO HOLD the same unto and for the use of the said party of the second part, her heirs and assigns forever,

COMMONWEALTH OF PENNSYLVANIA:

SS:

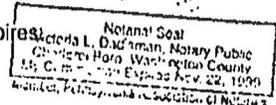
COUNTY OF FAYETTE:

On this the 24th day of June, before me a Notary Public, the undersigned officer, personally appeared ELEANOR ZAPACH BEREGI, an unmarried widow, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

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

Victoria L. Dodisman
Notary Public

My Commission Expires
N.P. Seal:



CERTIFICATE OF RESIDENCE

I, Kris A. Vanderman, Esquire, do hereby certify that the Grantor's precise residence is: P.O. Box 378, Star Junction, PA 15492.

Witness my hand this 24th day of June 1999.

Kris A. Vanderman
Kris A. Vanderman, Esquire

COMMONWEALTH OF PENNSYLVANIA:

9900011446
Filed for Record in
FAYETTE COUNTY, PA
DAVID G. MALOSKY
On 07-02-1999 At 08:29 am.
DEED 26.50
Book OR Vol. 2353 Pg. 353 - 357

COUNTY OF FAYETTE:

RECORDED on this _____ day of _____, A.D. 1999, in the Recorder's Office of the said County in Deed Book Vol. _____, page _____.

Given under my hand and the seal of the said office, the day and year aforesaid.

Recorder.

PREPARED BY: *Mare*

VANDERMAN LAW OFFICES
Kris A. Vanderman, Esquire
142 Fallowfield Avenue
Charleroi, PA 15022
(412) 489-8578

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