

THIS DEED,

MADE the 27<sup>th</sup> day of November, 1978,

Between

WILLIAM M. RADCLIFFE, III and JENNY R. RADCLIFFE, his wife,  
of South Union Township, Fayette County, Pennsylvania, GRANTORS,

And

DOROTHY J. HAGERTY of Uniontown, Fayette County, Pennsylvania,  
GRANTEE.

WITNESSETH, That in consideration of the sum of Forty-two  
Thousand Five Hundred (\$42,500) Dollars in hand paid, the receipt  
whereof is hereby acknowledged, said Grantors do hereby grant and  
convey unto said Grantee, her heirs and assigns,

ALL those two certain lots of land situate in South Union  
Township, Fayette County, Pennsylvania, being more particularly  
described as follows:

**FIRST:** All that certain piece or lot of land situate in  
South Union Township, Fayette County, Pennsylvania, and being  
Lot No. 150 in the Plan of Lots laid out by Joseph Wolf and  
recorded in the Recorder's Office of Fayette County, Pennsylvania,  
in Plan Book 1, page 91, and being more particularly bounded and  
described as follows:

Said Lot fronts 40 feet on the eastern side of Clarendon  
Avenue and extends back by even width a distance of 120 feet  
to a 20 foot alley in the rear.

EXCEPTING AND RESERVING, thereout and therefrom, all the  
coal, minerals and mining rights heretofore excepted and reserved.

**SECOND:** All that certain piece or lot of land situated in  
South Union Township, Fayette County, Pennsylvania, being known  
and designated as Lot No. 151 in the Joseph Wolf's Plan of Lots  
of Uniontown, recorded as aforesaid in Plan Book 1, page 91,  
bounded and described as follows:

Fronting 40 feet on the east side of Clarendon Avenue and  
extending back of equal width 120 feet to a 20 foot alley.

EXCEPTING AND RESERVING all the coal of the nine foot vein  
with all minerals underlying the above described lots, together  
with the same mining rights and reservations that are reserved  
in deed from Joseph Wolf et ux. to J. S. Patterson, dated Febru-  
ary 28, 1911.

BEING the same premises conveyed to the Grantors herein by  
deed of Jenet M. Jefferys, widow, et al., dated September 23,  
1974, and recorded as aforesaid in Deed Book Volume 1170,  
page 128.

*Jairul*  
*Highlands*  
SCHOOL P. E. TRANS. TAX  
PAID 11/27 1978 \$ 42,500  
RECEIPT# 4061 H. WILLIAMS

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALLY TRANSFER NOV 27 78  
TAX  
425.00  
FEB 11 1979

Pursuant to the Act of July 17, 1957, P. L. 984, as amended, and for no other purpose, the following paragraph is made a part hereof:

"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."

AND said Grantors do hereby covenant that they will warrant GENERALLY the property herein conveyed.

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of

<u><i>Billy Hollis</i></u>	<u><i>William M. Radcliffe III</i></u> (SEAL)
<i>William M. Radcliffe III</i>	<i>William M. Radcliffe III</i>
<u><i>Sandra J. Harvige</i></u>	<u><i>Jenny R. Radcliffe</i></u> (SEAL)
<i>Sandra J. Harvige</i>	<i>Jenny R. Radcliffe</i>

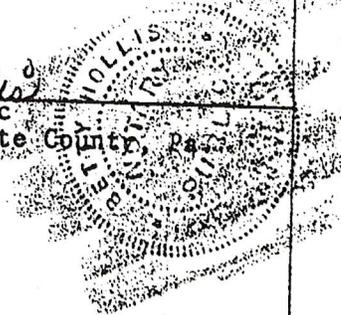
**NOTICE:** Each of the undersigned grantees knows that he may not be obtaining by this deed the right of protection of the premises herein conveyed against subsidence resulting from coal mining operations; and that the premises herein conveyed may be protected from damage due to mine subsidence by a private contract with the owners of the economic interests in the coal. This paragraph is included in this deed for the purpose of complying with the Act of Assembly of April 27, 1966, and for no other purpose.

*Dorothy J. Hagerty*  
Dorothy J. Hagerty

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF FAYETTE ) SS.

On this, the 27<sup>th</sup> day of November, 1978, before me, BETTY HOLLIS, the undersigned officer, personally appeared WILLIAM M. RADCLIFFE, III and JENNY R. RADCLIFFE, his wife, known to me 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 have hereunto set my hand and official seal.

*Betty Hollis*  
Notary Public  
Uniontown, Fayette County, Pa.  


My commission expires:  
January 7, 1979

CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence of the within-named Grantee is 203 CLARENCE ST, UNIONTOWN, PA

November 27, 1978

*Bernard B Klein*  
Attorney for Grantee

*Jenny Radcliffe*

*9.20*

*455.00*

*455.00*

RECORDED  
NOV 27 11 41 AM '78  
HARRY L WILLIAMS  
RECORDER  
FAYETTE COUNTY

9251 1246-804

STATE OF PENNSYLVANIA }  
COUNTY OF FAYETTE } SS

Recorded on this 27th day of Nov. A. D. 1978  
in the Recorder's Office of said county in Deed  
Book Vol. 1246 Page 804  
and the seal of \_\_\_\_\_

