

05485

DBV3580 PAGE 4 85

RECORDED  
WESTMORELAND COUNTY, PA.

1998 MAY 19 AM 8:48

# This Indenture

*James S. Lippie*  
RECORDER OF DEEDS

D  
3580/485

Made the 18<sup>th</sup> day of MAY 19 98

Between KATHLEEN L. GRABIAK, formerly KATHLEEN L. KOWACH,  
and GREGORY D. GRABIAK, her husband, of the City of  
Latrobe, Westmoreland County, Pennsylvania

(hereinafter called "Grantor")

A N D

ANNETTE C. BROWNFIELD, a/k/a ANNETTE COTTI BROWNFIELD,  
widow, of the City of Latrobe, Westmoreland County,  
Pennsylvania

(hereinafter called "Grantee")

Witnesseth, That the said Grantor in consideration of One Dollar (\$1.00)

----- Dollars,

paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, does grant, bargain, sell  
and convey to the said Grantee, her heirs and assigns

All those two certain parcels of ground situate in the Township of  
Unity, Westmoreland County, Pennsylvania, being bounded and  
described as follows:

FIRST: ALL that certain lot of ground situate in Unity Township,  
Westmoreland County, Pennsylvania, being Lot. No.17, Block "C",  
Lakeview Terrace Plan of Lots, as recorded in Plan Book Volume  
13, page 184, and being more particularly bounded and described  
as follows:

BEGINNING at a point on the Easterly line of Sunset Drive at the  
Southwesterly corner of Lot No. 15, Block "C", said Plan, and  
which point is South 9° 53' West, 388.25 feet and from thence,  
South 23° 23' West, 411.75 feet from the Northwest corner of  
Lot No.1, Block "C"; thence by line of said Sunset Drive, South  
23° 23' West, 100 feet to a point at the corner of Lot No. 19  
in said Plan; thence by line of said Lot No. 19, South 66° 37'  
East, 125 feet to a point; thence by other land now or formerly  
of John Nindel, et ux., North 23° 23' East, 100 feet to a point  
at corner of Lot No. 15; thence by line of said Lot No. 15, North  
66° 37' West, 125 feet to a point at the place of beginning.

Subject to the reservation of the coal in and underlying the  
said premises, with mining rights thereto, as have heretofore  
been excepted, reserved and conveyed.

BEING the same parcel conveyed to David M. Kowach and Kathleen L.  
Kowach, his wife, by deed of Daniel H. Yates, et ux., by deed  
dated June 1, 1970, and recorded in DBV 2042, page 271. David M.  
Kowach died August 15, 1991. Kathleen L. Kowach has since married  
Gregory D. Grabiak, who joins in this deed as her husband.

SECOND: ALL that certain lot of ground situate in Unity Township,  
Westmoreland County, Pennsylvania, being known and designated as

Lot No. 15, Block "C", in the Lakeview Terrace Plan of Lots, as recorded in Plan Book Volume 13, page 184, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Easterly line of Sunset Drive at a point on the dividing line between Lots 15 and 17, said Block and Plan; thence from said point of beginning along the Easterly side of Sunset Drive, North 23° 23' East, a distance of 100 feet to a point on the line dividing Lots 15 and 13 in said Block and Plan; thence by said line of Lot No. 13, South 66° 37' East, a distance of 125 feet to a point; thence South 23° 23' West, a distance of 100 feet to a point on the line dividing Lots 15 and 17, said Block and Plan; thence by the line of Lot No. 17, North 66° 37' West, a distance of 125 feet to the point at the place of beginning.

SUBJECT to the exceptions and reservations of any and all coal and mining rights heretofore excepted, reserved and conveyed.

BEING the same property parcel conveyed to David M. Kowach and Kathleen L. Kowach, his wife, by deed of John D. Hanna, et ux, dated February 27, 1975, and recorded in DBV 2179, page 1037. David M. Kowach died August 15, 1991. Kathleen L. Kowach has since married Gregory D. Grabiak, who joins in this deed as her husband.

The true consideration for this conveyance is \$ 230,000.

147402 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE REALTY TRANSFER TAX MAY 1998 575.00 RB. 1254

147403 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE REALTY TRANSFER TAX MAY 1998 575.00 RB. 1254

147404 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE REALTY TRANSFER TAX MAY 1998 575.00 RB. 1254

147405 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE REALTY TRANSFER TAX MAY 1998 575.00 RB. 1254

GREATER LATROBE SCHOOL DIST. \$ 1150.00  
UNITY TWP. \$ 1150.00  
DATE 5/9/98 RECORDER *[Signature]*

with the appurtenances: **To Have and To Hold** the same to and for the use of the said Grantee, her heirs and assigns forever, and the Grantor for its successors and assigns hereby covenant and agree that it will WARRANT\* GENERALLY the property hereby conveyed.

NOTICE—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. [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 s and seal s of the said Grantor, s,  
WITNESS:

..... Kathleen L. Kowach ..... (SEAL)  
KATHLEEN L. KOWACH  
..... Kathleen L. Grabiak ..... (SEAL)  
KATHLEEN L. GRABIAK  
..... Gregory D. Grabiak ..... (SEAL)  
GREGORY D. GRABIAK

**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, AS AMENDED 1980, OCT. 10, P.L. 874, NO. 156 § 1.

WITNESS: ..... Annette C. Brownfield .....  
ANNETTE C. BROWNFIELD

Commonwealth of Pennsylvania }  
County of WESTMORELAND } ss.

On this the 18th day of MAY, A.D. 1998,  
before me, a NOTARY PUBLIC, the undersigned officer, personally appeared KATHLEEN L. GRABIAK, formerly KATHLEEN L. KOWACH and known to me (or satisfactorily proven) to be the person s whose names subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

My commission expires NOTARIAL SEAL  
GEORGE M. LYNCH, NOTARY PUBLIC  
Letrobe, Westmoreland Co., PA  
My Commission Expires: May 17, 1999

..... George M. Lynch .....  
(Title of Officer)  
NOTARY PUBLIC  
LETOBE, PA

THE PRECISE RESIDENCE OF GRANTEE IS  
1132 Sunset Dr.  
Letrobe, PA 15650

\*If general warranty deed is desired, insert GENERALLY.  
If special warranty deed is desired, insert SPECIALLY.