P-201-ATC—Warranty Deed, Short Form, Act of 1909—1966 Rev.—Coal Clause Added—Arranged for Photo-Recording Henry Hall, Inc., Indiana, Pa.

This Deed,

MADE THE 9th day of March in the year of our Lord one thousand nine hundred seventy-seven (1977)

BETWEEN ANN OSENKOWSKI, Widow, of Unity Township, Westmoreland County, Pennsylvania,

Grantor ,

and JOHN F. KUBA and RITA A. KUBA, his wife, of Unity Township, Westmoreland County, Pennsylvania,

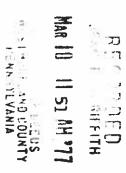
ALL that certain lot or parcel of land situate in Unity Township, Westmoreland County, Pennsylvania, being known and designated as Lot No. 30 in the Revised Section to Monastery Manor Plan of Lots as recorded in Plan Book Volume 39, page 79, being more particularly bounded and described as follows:

BEGINNING at a point on the Northerly side of Mission Road at a point on the line intersecting Lots No. 30 and 31 in said Plan; thence along said line North 36° 27' 20" West 138.34 feet to a point; thence North 53° 32' 40" East 97 feet to a point on line of lands dividing Lots No. 30 and 29 in said Plan; thence along said dividing line South 36° 27' 20" East 138.34 feet to a point on the Northerly line of the aforementioned Mission Road; thence along the Northerly line of said road South 53° 32' 40" West 97 feet to a point, the place of beginning.

UNDER and SUBJECT to the other exceptions, reservations, easements and restrictions as contained in prior instruments of record.

BEING a portion of the same premises conveyed to Frank Osenkowski and Ann Osenkowski, his wife, by deed dated May 21, 1956 and recorded in Deed Book Volume 1556, page 206. The said Frank Osenkowski died , thereby vesting title in Ann Osenkowski, the grantor herein, as the surviving tenant by the entireties.

THE true and exact consideration for the within conveyance is \$4,000.00.



Into Tup

20.00 Date 3-10-77

Thirty Tup Supar.

20.00 Date 3-10-77

Jeanne Offith

Local Tax Agent FD

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE

REALTY
TRANSFER MAKINTY
TAX

RB.11157

And the said grantor hereby covenants and agrees that she will warrant generally the property hereby conveyed.
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.
We do hereby certify that the precise residence and complete post office address of the within grantees is 1426 Anthony Way, Latrobe, Pennsylvania 15650.
LIGHTCAR, MCDONALD & MOORE
1977. By
IN WITNESS WHEREOF, said grantor has hereunto set her hand and seal the day and year first above written.
ann Osenkowski
Signed, Sealed and Belivered Ann Osenkowski
(SEAL)
SEAL SEAL
SEAL
State of Pennsylvania County of Westmoreland On this, 9th day of March ,1977, before me,
the undersigned officer, personally appeared ANN OSENKOWSKI, Widow,
known to me (or satisfactorily proven) to be the person whose-name is subscribed to the within instrument, and acknowledged that she executed same for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.
IDA MARIE ROMAN, NOTARY PUBLIC LATROBE BORO, WESTMORELAND COUNTY MY COMMISSION EXPIRES JAN. 7, 1981 Member, Pennsylvania Association of Notaries
"" NOTICE
In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966", I/we, the undersigned grantee/grantees, hereby certify that I/we know and understand that I/we may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the purchased property may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. I/we further certify that this certification is in a color contrasting with that in the deed proper and is printed in twelve point type preceded by the word "notice" printed in twenty-four point type.
Witness:

.............

This day of

PENNA. STATE STAMPS

ANN OSENKOWSKI, Widow

Mail to: JOHN F. KUBA and RITA A. KUBA, his wife 1426 Anthony Way Latrobe, Pa. 15650

LIGHTCAP, McDONALD & MOORE
Attorneys at Law
1100 Ligonier Street
Latrobe, Pennsylvania

Westmoreland	38.	*	
County of	.) 10th	March	
RECORDED on this		5-	
77 A. D. 19, in the Recorde	r's office of	the said County, in Deed Book	
•	935	•,	
v v, raye			

Given under my hand and the seal of the said office, the date above written.