

**CLEARFIELD COUNTY
RECORDER OF DEEDS**
Heather Olson-Desmett, Recorder
Amber L. Richards - Chief Deputy
P.O. Box 361
1 North Second Street, Suite 103
Clearfield, Pennsylvania 16830

***RETURN DOCUMENT TO:**

FALCON SETTLEMENT
4181 BROOKVILLE STREET
HAWTHORN, PA 16230

Instrument Number - 202514645
Recorded On 12/1/2025 At 10:10:42 AM
* Instrument Type - DEED
* Total Pages - 5
Invoice Number - 426570
* Grantor - HEILMAN, DIANE MCLACHLAN
* Grantee - BALL, KARLA K
* Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

STATE TRANSFER TAX	\$30.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$41.25
RECORDING FEES - RECORDER	\$13.00
ACT 137 AFFORD. HOUSING FEE - RECORDER	\$10.00
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
PARCEL CERTIFICATION	\$10.00
DEMOLITION FEE	\$10.00
DUBOIS AREA SCHOOLS	\$15.00
REALTY TAX	
SANDY TOWNSHIP	\$15.00
TOTAL PAID	\$149.75

Clearfield County UPI Certification
On December 1, 2025 By BQ

I hereby CERTIFY that this document
is recorded in the Recorder's Office of
Clearfield County, Pennsylvania.



Heather Olson-Desmett

Heather Olson-Desmett
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

THIS DEED

MADE the 17 day of **November** in the year of our Lord, **2025** by and between

DIANE MCLACHLAN HEILMAN and **DONALD J. MCLACHLAN JR.**, Partners,
d/b/a, **D & D Real Estate**, of Armstrong County PA

Grantors or parties of the first part,

AND

KARLA K. BALL, of Washington, DC 20016

Grantee or party of the second part,

WITNESSETH, that the said parties of the first part for and in consideration of the sum of **THREE THOUSAND AND 00/100 (\$3,000.00)** Dollars lawful money of the United States of America, unto said parties of the first part well and truly paid by the said party of the second part at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said party of the second part, her heirs and assigns,

ALL THAT CERTAIN tract of land designated as **Lot No. 84, Section No. 18** in the **Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania** recorded in the Recorder of Deeds Office in **Misc. Docket Map File No. 25**.

EXCEPTING AND RESERVING therefrom and subject to:

- 1. All easements, rights of way, reservations, restrictions and limitations shown or contained in prior instruments of record and in the aforesaid recorded plan.**
- 2. The Declaration of Restrictions, Treasure Lake, Inc. recorded in Misc. Book Vol. 146, p. 476; all of said restrictions being covenants which run with the land.**
- 3. All minerals and mining rights of every kind and nature.**
- 4. A lien for all unpaid charges or assessments as may be made by Treasure Lake Property Owners Association, Inc.; which lien shall run with the land and be an encumbrance against it.**

5. The right of the owner and/or operator of an recreational facilities within the said Treasure Lake Suidivision to assess fees and charges against Grantee, its heirs, adminisrators, executors, successors and assigns for the use and/or maintenance of any such facilities which if unpaid, shall become a lien upon the land and be an encumbrance against it.

TAX MAP NO. 1280-C02-018-00084-00-21

UNDER and SUBJECT TO all restrictions, reservations, easements, rights of way, outsales or other matters of record or apparent by visual inspection.

BEING the same premises which Donald J. McLachlan, Jr., Executor of the Estate of Donald J. McLachlan, Sr., deceased, by Deed dated October 20, 1997 and recorded October 24, 1997 in the Office of the Recorder of Deeds in and for the County of Clearfield in Record Book Volume 1882, Page 303, granted and conveyed unto Donald J. McLachlan, Jr. and Diane McLachlan Heilman, partners, d/b/a D. and D. Real Estate.

Together with all and singular the land, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever, in law, equity or otherwise howsoever, of, in, to or out of the same.

TO HAVE AND TO HOLD, the said land, the hereditaments and premises hereby granted and released, or mentioned and intended so to be, with appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs or assigns forever.

AND the said Grantors covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that the said Grantors have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part hereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

The Grantors hereby certify that the land hereby conveyed has, to the best of their knowledge, information and belief, never been used for hazardous waste disposal, as the term is used in Solid Waste Management Act No 97 of 1980. This notice is given pursuant to Section 405 of said Act is included with this deed in compliance with the requirement of the Act of 1980, July 7, PL 380, No 35P.S. 6018.405.

NOTICE

To comply with the Act of July 17, 1957, P.L. 984 as amended by Act 255 of 1964 (52 P.S. Sections 1551 - 1554), notice is hereby given as follows:

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.

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 owner 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.

Witness:

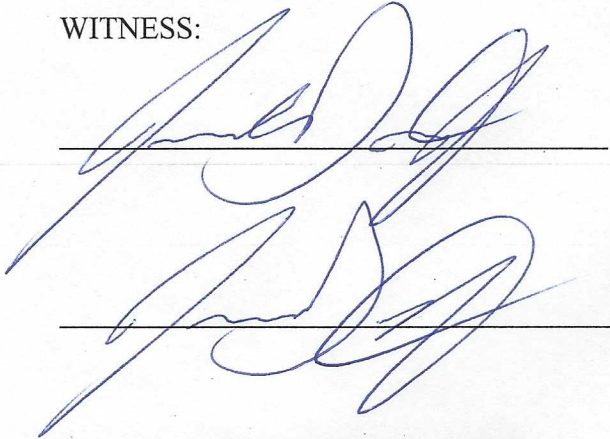
Karla K. Ball

This _____ day of November, 2025

AND the said Grantors hereby covenant and agree that they will warrant SPECIALLY the property hereby conveyed.

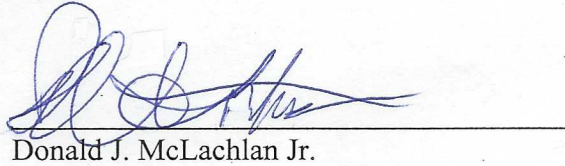
IN WITNESS WHEREOF, the Grantors herein have set their hands and seals the day, month, and year first above written:

WITNESS:



D&D Real Estate


Diane McLachlan Heilman


Donald J. McLachlan Jr.


Commonwealth of PENNSYLVANIA
County of Clearfield

{ s.s.

On this, the 17 day of **November** in the Year of Our Lord, **2025**, before me, a notary public, personally appeared **Diane McLachlan Heilman** and **Donald J. McLachlan Jr., Partners d/b/a D&D Real Estate**, known to me (or satisfactorily proven) 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 hereunto set my hand and official seal

Commonwealth of Pennsylvania - Notary Seal
Jacob Dougherty, Notary Public
Clarion County
My commission expires June 25, 2027
Commission number 1352455
Member, Pennsylvania Association of Notaries


Notary Public
My Commission Expires _____

I hereby certify that the precise residence of the within named Grantee is

5185 MacArthur Blvd
Washington DC 20016

