THIS DEED,

MADE THE 26th day of January, in the year of our Lord two thousand eighteen (2018).

BETWEEN:

JAMES E. SAYLOR, JR. and ***LORI LEE SAYLOR,*** his wife, of Stonycreek Township, Somerset County, Pennsylvania, Parties of the First Part and the within ***GRANTORS***

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JAMES E. SAYLOR, JR. and ***LORI LEE SAYLOR*** husband and wife, of Stonycreek Township, Somerset County, Pennsylvania, as tenants by the entireties with right of survivorship, Parties of the Second Part and the within ***GRANTEES***

WITNESSETH that the said Grantors, for and in consideration of the sum of ***ONE AND 00/100 ($1.00) DOLLAR,*** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, do grant and convey unto the Grantees, their heirs and assigns,

ALL THAT CERTAIN lot or parcel of land situate in ***STONYCREEK TOWNSHIP,*** Somerset County, Pennsylvania, being more fully described as follows:

BEGINNING at a White Oak, a corner of the Glade Church Lot; thence by said Lot South 37° West 1.3 perches to a post in the public road; thence by land now or formerly of Rachel Geisel along the public road leading to Shanksville, North 49° West 9 perches to a post in the said public road; thence by land now or formerly of the said Rachel Gisel North 46° East 8.5 perches to a post; thence by the same South 49° East 10.7 perches to a post in the public road leading to Shade Township; thence along said road by line of the aforesaid Church Lot, South 60 1/2° West 7.5 perches to the place of beginning. ***CONTAINING 80 PERCHES*** (EQUAL TO 1/2 ACRE), strict measure.

The said property was more recently surveyed and described as follows:

> ***BEGINNING*** at a point in the center of Township Road Number T-533; said point being the Southerly most point of this property North 49° 38' West 148.97 feet to a nail in center line of said Township Road; thence along land now or formerly of Carl H. Hetrick North 46° East 140.25 feet to a post; thence along same South 46° East 176.55 feet to a nail along right-of-way of Pennsylvania Route Number 160; thence along said right-of-way South 60 1/2° West 123.75 feet to a point; thence along same South 37° West 21.45 feet to the place of beginning. ***CONTAINING 0.56 acre*** as shown in a survey draft dated May 13, 1977; said draft being prepared by Robert W. Cassidy, Registered Surveyor. A copy of said survey is recorded in Deed Book Volume 806, page 245.

BEING the same premises granted and conveyed unto James E. Saylor, Jr., single, by deed of Lester C. Custer and Carol J. Custer, husband and wife, dated May 23, 1997, and recorded in the Office of the Recorder of Deeds of Somerset County, Pennsylvania, in Record Book Volume 1360, page 215.

This conveyance is from husband to husband and wife so as to create a tenancy by the entireties and is therefore exempt from realty transfer taxes.

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.

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:

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James E. Saylor, Jr.

Lori Lee Saylor

This 26th day of January, 2018

The above notices, however, are not intended to except or reserve any interest in the coal or mining rights in the above-described premises in the Grantor herein, nor is the inclusion of these notices intended to enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument.

THE GRANTOR HEREBY ACKNOWLEDGES THAT THE GRANTOR HAS NOT DISPOSED OF HAZARDOUS WASTE ON THE PROPERTY ABOVE DESCRIBED, NOR, TO THE ACTUAL KNOWLEDGE OF THE GRANTOR, HAS HAZARDOUS WASTE EVER BEEN DISPOSED OF ON THE PROPERTY ABOVE DESCRIBED. THE TERMS "HAZARDOUS WASTE" AND "DISPOSED", AS USED HEREIN, SHALL HAVE, IN ADDITION TO THEIR NORMAL AND CUSTOMARY MEANINGS, THE DEFINITIONS CONTAINED IN THE "SOLID WASTE MANAGEMENT ACT", ACT OF 1980-97. AS USED IN THIS CLAUSE, THE WORD "GRANTOR" MEANS ALL OF THOSE PERSONS, WHETHER ONE OR MORE, WHO ARE THE GRANTORS IN THE INSTRUMENT OF CONVEYANCE IN WHICH THIS CLAUSE IS CONTAINED.

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

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

Witness:

James E. Saylor, Jr.

Lori Lee Saylor

THE SCRIVENER HAS NOT PERFORMED A SEARCH OF THE TITLE OF THE ABOVE DESCRIBED PREMISES. Scott A. Walker, Esq., in no way certifies the status of the title of the above premises.

I do hereby certify that the true and correct address of the within Grantee is: 2028 Huckleberry Highway, Berlin, PA 15530.

January 26, 2018

Scott A. Walker, Esq.
Attorney for Grantees

COMMONWEALTH OF PENNSYLVANIA)

SS:

COUNTY OF SOMERSET)

On this, the 26th day of January, 2018, before me, the undersigned officer, personally appeared ***JAMES E. SAYLOR, JR. and LORI LEE SAYLOR, his wife,*** 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 have hereunto set my hand and official seal.

Janice R. Dunlap

NOTARIAL SEAL
Janice R. Dunlap, Notary Public
Somerset Boro, Somerset County
My Commission Expires Aug. 8, 2020

Prepared by:
Scott A. Walker, Esq.
CAROLANN A. YOUNG AND ASSOCIATES
530 North Center Avenue
P. O. Box 344
Somerset, PA 15501

Book: 2677 Page:250

SOMERSET COUNTY RECORDER OF DEEDS
PATRICIA A. PEIFER, RECORDER
300 NORTH CENTER AVENUE
SUITE 400
SOMERSET, PENNSYLVANIA 15501
Phone: (814) 445-1547
Fax: (814) 445-1563



RETURN DOCUMENT TO:
ATTY SCOTT WALKER

Instrument Number - 2018000698
Recorded On 1/29/2018 At 10:40:43 AM
* Instrument Type - DEED
Invoice Number - 267794 User ID - PAP
* Total Pages - 6
* Customer - ATTY SCOTT WALKER
* Grantor - SAYLOR, JAMES E-JR
SAYLOR, LORI LEE

* Grantee - SAYLOR, JAMES E-JR
SAYLOR, LORI LEE

* FEES

STATE WRIT TAX	$0.50
JCS/ACCESS TO JUSTICE	$40.25
RECORDING FEES	$15.00
ROD IMPROVEMENT FUND	$3.00
COUNTY IMPROVEMENT FUND	$2.00
DEMOLITION ACCOUNT	$15.00
AFFORDABLE HOUSING	$10.00
TOTAL PAID	$85.75

This is a certification page

DO NOT DETACH

This page is now part of this legal document.

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of SOMERSET COUNTY, PENNSYLVANIA

RECORDER'S OFFICE SOMERSET COUNTY, PA

Patricia A Peifer

Patricia A. Peifer
Recorder Of Deeds

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

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