

DEED

MADE THE 24th day of FEBRUARY in the year of our Lord two thousand twenty-three.

BETWEEN, **JAMES A. KEEFER and SHIRLEY J. KEEFER**, of Bullskin Township, County of Fayette and Commonwealth of Pennsylvania, hereinafter,

Grantors,

and **JAMES A. KEEFER and SHIRLEY J. KEEFER**, Husband and Wife, of Bullskin Township, County of Fayette and Commonwealth of Pennsylvania, hereinafter,

Grantees:

WITNESSETH, that in consideration of ONE and 00/100 (\$1.00) Dollar, in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantees, their heirs and assigns forever,

ALL that certain piece, parcel or tract of land situate and lying in Wharton Township, Fayette County, Pennsylvania, containing two (2) parcels, the first parcel having an area of 22.84 acres and the second parcel having an area of 1.68 acres as per survey of McMillan Engineering Company dated November 4, 1997, said property being more particularly bounded and described as follows:

TRACT 1: BEGINNING at an iron pin marking a corner, said corner common to property now or formerly of Dale Cadwallader recorded in Deed Book Volume 1298 at Page 634; thence South 07° 45' 00" East, a distance of 410.57 feet to a set iron pin marking a corner; thence South 69° 13' 08" West, a distance of 166.47 feet to a set iron pin; thence North 60° 56' 03" West, a distance of 337.54 feet to a set iron pin; thence North 76° 37' 14" West, a distance of 508.24 feet to a set iron pin; thence North 40° 59' 22" West, a distance of 308.19 feet to a set iron pin; thence North 62° 42' 49" West, a distance of 121.23 feet to a set iron pin; thence South 63° 29' 15" West, a distance of 313.39 feet to a set iron pin; thence North 36° 27' 28" West, a distance of 452.80 feet to a set iron pin; thence North 53° 06' 22" West, a distance of 265.95 feet to a set iron pin; thence North 02° 30' 00" East, a distance of 694.31 feet to a set iron pin marking a corner; thence South 61° 42' 34" East, a distance of 95.21 feet to a set iron pin; thence South 13° 21' 52" East, a distance of 292.76 feet to a set iron pin; thence South 52° 59' 27" East, a distance of 398.03 feet to a set iron pin; thence South 36° 39' 10" East, a distance of 174.56 feet to a set iron pin; thence North 63° 29' 15" East, a distance of 180.35 feet to a set iron pin; thence South 62° 42' 49" East, a distance of 192.92 feet to a set iron pin; thence North 53° 06' 16" East, a distance of 77.18 feet to a set iron pin; thence South 40° 59' 22" East, a distance of 444.10 feet to a set iron pin; thence South 76° 37' 14" East, a distance of 434.80 feet to a set iron pin; thence South 60° 56' 03" East, a distance of 206.77 feet to a set iron pin; thence North 69° 13' 08" East, a distance of 73.17 feet to a set iron pin, the place of beginning.

UPI Certification Date 03/09/2023



42-25-0010 Kde

CONTAINING an area of 22.84 acres as per survey of McMillan Engineering dated November 4, 1997.

TRACT 2: BEGINNING at a set iron pin marking a corner common to property now or formerly of Dale Cadwallader as described in Deed Book Volume 1298 at Page 634; thence South 02° 37' 30" West, a distance of 464.56 feet to a set iron pin; thence North 43° 29' 35" West, a distance of 281.90 feet to a set iron pin; thence North 77° 10' 28" West, a distance of 172.32 feet to a set iron pin; thence North 60° 00' 00" East, a distance of 442.63 feet to a set iron pin, the place of beginning.

CONTAINING an area of 1.68 acres as per survey of McMillan Engineering dated November 4, 1997.

ALSO GRANTING and conveying unto the Grantees, their heirs, successors, personal representatives and assigns, all of the Grantors' right, title and interest in and to that certain roadway leading to and from the public road and that certain right-of-way and all of their right, title and interest in and to that certain roadway running through the premises hereinabove described.

UNDER AND SUBJECT to all exceptions, reservations, easements, conditions, privileges and rights of way as may appear in prior recorded documents.

BEING the same premises conveyed to James A. Keefer and Adesta J. Keefer, his wife, by deed of Mary E. Trice, Executrix of the Estate of Mary F. Littler a/k/a Mary Florence Littler a/k/a Mary Littler, Deceased, et al. dated July 23, 1999, and recorded in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, in Deed Book Volume 2438, page 195. The said Adesta J. Keefer became deceased on December 20, 2015, thereby vesting title solely in James A. Keefer by operation of law.

BEING Tax Map No. 42-25-0010.

THIS IS A TRANSFER from Husband and Wife to Husband and Wife, and therefore it is wholly exempt from realty transfer tax.

This transfer includes any and all mineral rights being transferred to the Grantees, including but not limited to all timber, gas, and any other mineral rights that were not already transferred.

with the appurtenances: **TO HAVE AND TO HOLD** the same unto and for the use of the said Grantees, their heirs and assigns forever,

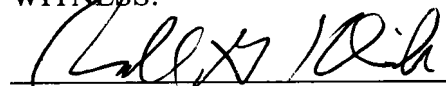
AND the said Grantors, for themselves, their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns against all lawful claimants whomsoever the same and every part thereof to **WARRANT** and **DEFEND**.

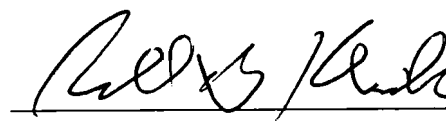
NOTICE * * * * GRANTORS hereby certify that there are no known or existing compliance orders from the EPA or Pennsylvania DEP or any other agency and that pursuant to Section 405 of the Solid Waste Management Act of 1980 and Section 512 B of the Pennsylvania Hazardous Sites Cleanup Act of 1988, that the GRANTORS state that they have no knowledge of any hazardous substances or waste that are presently being disposed or have ever been disposed of on the above described land or premises or any part thereof.

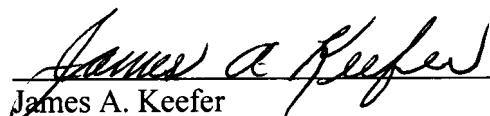
NOTICE - THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT 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.]

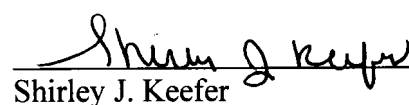
NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING 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:






_____ James A. Keefer


_____ Shirley J. Keefer

WITNESS the hand and seal of the said Grantors.

WITNESS:

Paul A. Clark

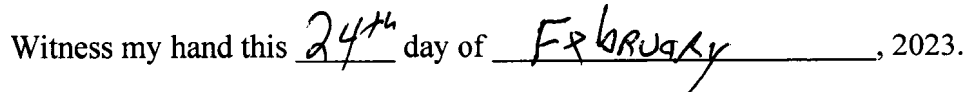
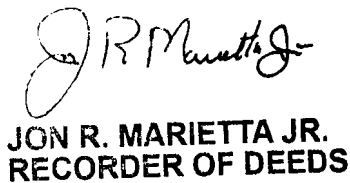
Randall S. Clark

James A. Keefer (SEAL)
James A. Keefer

Shirley J. Keefer (SEAL)
Shirley J. Keefer

On this, 24th day of February, 2023, before me, the undersigned officer, personally appeared James A. Keefer and Shirley J. Keefer, Husband and 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.

 (SEAL)
Notary Public



202300001977
RANDALL G KLIMCHOCK ESQ
101 N CHURCH STREET
PLEASANT PA 15666