16-0622

I hereby CERTIFY
that this document is recorded
in the RECORDERS OFFICE
of Westmoreland County
Pennsylvania

Tom Murphy • Recorder of Deeds

THIS INDENTURE

Made the 5TH day of December 2016

BETWEEN: JEFFREY M. TELFORD and LORI A. TELFORD, his wife

hereinafter called Grantors

AND

JOSEPH BORELLI, JR., single

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hereinafter called Grantee

WITNESSETH, that the said Grantor(s) in consideration of the sum of ----------
----------($45,000.00)---------- DOLLARS
paid to the Grantor(s) by the Grantee(s) receipt of which is hereby acknowledged do/does grant, bargain, sell and convey unto the said Grantee(s), their heirs and assigns:

ALL that parcel of land situate within the Township of Salem, County of Westmoreland and Commonwealth of Pennsylvania, described as follows:

BEING known as Parcel N within the Telford Subdivision No. 5 as the same as recorded in the Recorder's Office of Westmoreland County within Instrument Number 200807210030664, containing 11.8686 acres.

SUBJECT to rights of way, easements, covenants, conditions, restrictions, coal and mining and mineral rights, oil and gas leases that may appear in prior instruments of record.

BEING part of the same premises which Clarence M. Telford and Florence P. Telford, his wife by their deed dated December 13, 1994, and recorded February 2, 1995 in the Recorder's Office of Westmoreland County, Pennsylvania in Deed Book Volume 3310, Page 644 granted and conveyed unto Jeffrey M. Telford and Lori A. Telford, his wife.

BEING further identified Tax Map No. 57-14-00-0-391.

With the appurtenances: To have and to hold the same to and for the use of the said Grantee(s), their/his/her heirs and assigns forever, and the Grantor(s) for themselves, himself/herself, their/his/her heirs and assigns hereby covenant and agree that they/he/she will WARRANT SPECIALLY the property hereby conveyed.

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

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PA TRF TAX	$450.00
GREENSBURG-SALEM	$225.00
SALEM TWP	$225.00
TOTAL TAX	$900.00

UPI 57-04773-00000

MAP 57-14-00-0-391

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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:

Jeffrey M. Telford
Jeffrey M. Telford

Lori A. Telford
Lori A. Telford

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 Section 1.

WITNESS:

Joseph Borelli, Jr.
Joseph Borelli, Jr.

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COMMONWEALTH OF PENNSYLVANIA
COUNTY OF WESTMORELAND

On this the 5th day of December 2016 before me a Notary Public, the undersigned officer, personally appeared **JEFFREY M. TELFORD and LORI A. TELFORD, his wife,** known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Daniel Gehring
Notary Public

MY COMMISSION EXPIRES:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Daniel Gehring, Notary Public
City of Greensburg, Westmoreland County
My Commission Expires Jan. 18, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATE OF RESIDENCE

The precise address of the within named Grantees is: 22 Meadowbrook drive
Greensburg Pa 15601