

1910 JUNE 768

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RECORD OF DEEDS
ALLEGHENY COUNTY
PENNSYLVANIA

This Indenture

Made the 14th day of June in the year of our Lord,
one thousand nine hundred and sixty-five (1965)

Between JOSEPHINE B. McLAUGHLIN, also known as JOSEPHINE B. FITZGERALD, a widow,
of Allegheny Township, Westmoreland County, Pennsylvania, and S. WELTY
McLAUGHLIN, also known as WELTY McLAUGHLIN, and CLADYS I. McLAUGHLIN,
his wife, of the City of Arnold, Westmoreland County, Pennsylvania,

parties of the first part and

BUCKHIE ESTATE, INC., a corporation created by and existing under the laws
of the Commonwealth of Pennsylvania, having its domicile in the City of
New Kensington, Westmoreland County, Pennsylvania,

party of the second part:

Witnesseth, that the said parties of the first part, in consideration of One and no/100
(\$1.00) - - - - - Dollar

to them now paid by the said party of the second part, do grant, bargain,
sell and convey unto the said party of the second part, its successors and assigns,

ALL their undivided two-thirds (2/3) interest of, in and to all those two certain
contiguous tracts of land situate in the Township of Allegheny, County of Westmore-
land and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

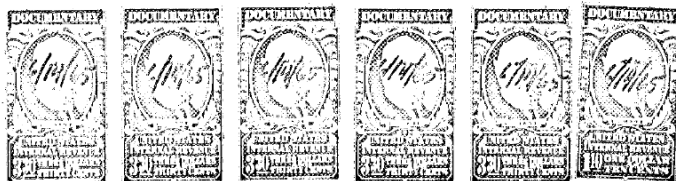
TRACT NO. 1: BEGINNING at a point where the said tract corners with land now
or formerly of John Stoops and land now or formerly of - - - Miller; thence along
the line of land of John Stoops North 14° East 211.20 feet to a point; thence North
69° East 1163.25 feet to a post; thence North 7° West 429 feet to a post; thence
along the line of land formerly of J. E. McGearry by the following courses and dis-
tances: North 80° East 384.45 feet to a post; thence South 10° East 589.05 feet to
a post; thence North 87° East 235.95 feet to a post; thence North 8° West 627 feet to
a post; thence North 80° East 610.5 feet to a post; thence North 18° West 305.25 feet
to a post; thence North 72° 30' East 879.45 feet to a post on the line of land now or
formerly of William McLaughlin heirs; thence along the line of said William McLaughlin
heirs South 10° 30' East 1584 feet to a post; thence South 85° West 201.30 feet to a
post; thence South 7° West 1407.45 feet to a post on the line now or formerly of the
Baxter heirs; thence along the line of said Baxter heirs and land now or formerly of
E. J. Milson South 85° West 1298.55 feet to a post; thence North 20° 30' West 1089
feet to a post; thence along the line now or formerly of the Miller farm North 80°
30' West 1320 feet to a post, the place of beginning. CONTAINING 121 Acres 100
perches.

TRACT NO. 2: BEING all of that certain tract of land situate in Allegheny
Township, Westmoreland County, Pennsylvania, commencing at a post on the line running
from the top of the hill above the McLaughlin house to and connecting with lands form-
erly of George Slonaker, now John Stoops; thence along the line of land described
under Tract No. 1 by the following courses: South 9° East, 38 perches to a post;
thence South 86½° West, 14.2 perches to a post; thence North 10° West, 35.6 perches
to a post; thence East 15 perches to the place of beginning. Containing 3 acres and
57 perches.

BEING the same premises which Samuel McLaughlin acquired by deeds recorded in the Recorder's office of Westmoreland County in Deed Book Volume 60, page 338 and Deed Book Volume 80, page 310 (Tract No. 1) and Deed Book Volume 93, page 477 (Tract No. 2). Thereafter, Samuel McLaughlin died testate on September 28, 1899, seized of the premises, and by his Will recorded in the Register of Wills office in and for Westmoreland County, in Will Book Volume 11, page 121, devised the same, in equal shares, unto his sons, Samuel H. McLaughlin and Joseph S. McLaughlin, share and share alike. Thereafter, the said Samuel H. McLaughlin died testate on September 6, 1926, and by his Will recorded in the Register's office aforesaid in Will Book Volume 23, page 437, devised the premises unto his brother, the said Joseph S. McLaughlin. Thereafter, the said Joseph S. McLaughlin died intestate on April 28, 1936, seized of the premises, leaving to survive him as his only heirs at law, M. Josephine McLaughlin, his widow, Dorothea Miller, his daughter, S. Welty McLaughlin, his son, and Josephine B. McLaughlin, his daughter. Thereafter, the said M. Josephine McLaughlin died testate on March 9, 1954, seized of a one-third interest in the premises, and by her Will recorded in the Register's office aforesaid in Will Book Volume 39, page 399, devised the aforesaid unto her three children, the aforesaid S. Welty McLaughlin, Dorothea Miller and Josephine B. McLaughlin. See deed from Charles Miller, Administrator of the Estate of Dorothea Miller, deceased, conveying the one-third interest in the premises of the estate of Dorothea Miller unto the grantee herein, recorded the same date as this conveyance in the office of the Recorder of Deeds of Westmoreland County.

The actual consideration for this conveyance is \$16,000.00.

Excepting and reserving, however, that tract of land containing 81 perches as conveyed by Samuel McLaughlin to his daughter, Mary Jane Weister, by deed dated February 14, 1898, as recorded in Deed Book Volume 275, page 450, together with that additional land as devised to the said Mary Jane Weister by the aforesaid will of Samuel McLaughlin dated February 19, 1898, as recorded in Will Book 11, page 121. Further excepting and reserving all restrictions, conveyances, easements and rights of way over and across the premises as may appear in prior instruments of record.



Allegheny Twp. Transfer Tax

Amount \$160.00

James W. Rife
Special Tax Collector

JUN 14 1965



with the appurtenances: To have and to hold the same unto and for the use of the said part y of the second part, its successors and assigns forever,

And the said Josephine B. McLaughlin, also known as Josephine B. Fitzgerald, a widow, and S. Melty McLaughlin, also known as Melty McLaughlin, and Gladys I. McLaughlin, his wife.

for themselves and their heirs, executors and administrators covenant with the said part y of the second part, its successors and assigns against all lawful claimants

the same and every part thereof to Warrant and Defend.

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. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 986.]

Witness the hands and seals of the said parties of the first part.

Attest:
[Signature]
as T. acc

Josephine B. McLaughlin
Josephine B. Fitzgerald
Melty McLaughlin
Melty McLaughlin
Gladys I. McLaughlin
[Seals]

I certify the precise residence of the grantee to be 1092 Fifth Avenue, New Kensington, Pa.

Commonwealth of Pennsylvania
County of WESTMORELAND } ss.

On this the 14th day of June, A. D. 1965,

before me the undersigned officer, personally appeared Josephine B. McLaughlin, also known as Josephine B. Fitzgerald, a widow, S. Melty McLaughlin, also known as Melty McLaughlin and Gladys I. McLaughlin, 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 hereunto set my hand and official seal.

Notary Public

My commission expires
NEW YORK, NEW YORK PUBLIC
NEW YORK, NEW YORK PUBLIC
MY COMMISSION EXPIRES APRIL 1, 1969

