GENERAL WARRANTY DEED QUESTION

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RECORDED
WESTMOREL AND COUNTY, PA

THIS INDENTURE

2000 APR 25 AM 8: 46

MADE the 24th day of April , 2000,

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NAC TEDS

BETWEEN JOSEPH S. RUSSO and PATRICIA R. RUSSO, husband and wife, of the Borough of Plum, County of Allegheny and Commonwealth of Pennsylvania,

(hereinafter called "Grantors")

A N

THE WILLIAM B. CLEMMENS TRUST, Craig B. Clemmens, Trustee

(hereinafter called "Grantee"):

WITNESSETH, that the said Grantors in consideration of

THE SUM OF TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)

paid to the Grantors by the Grantee do grant, bargain, sell and convey unto the said Grantee, and to its heirs and assigns,

ALL THAT CERTAIN tract or parcel of ground situate in the Township of Washington, County of Westmoreland and Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point at the dividing line common to lands now or formerly of Frank Schimizzi, Harry Rose and the lands herein being conveyed; thence North 25° 59' 56° East along the dividing line of lands now or formerly of Frank Schimizzi; Donald F. Bayne, William L. Hale, Chester C. Ozog and the lands herein being conveyed, a distance of 1683.00 feet to a point; thence along the line dividing lands now or formerly of Chester C. Ozog and the lands herein being conveyed, South 88° 00' East, a distance of 1732.50 feet to a point on the dividing line between lands now or formerly of John Mondics and the lands herein being conveyed; thence along the dividing line between lands now or formerly of John Mondics and the lands now being conveyed, South 26° 00' 11" West, a distance of 922.33 feet to a point; thence continuing along the dividing lines between lands now or formerly of John Mondics and the lands herein being conveyed, South 7° 30' East, a distance of 704.60 feet to a point; thence along the dividing line of lands now or formerly of Charles L. Shields, Harry Rose and the lands herein being conveyed, North 88° 00' West, a distance of 2158.11 feet to a point at the place of beginning.

CONTAINING 65.544 acres according to the survey made by James R. Deglau, Registered Surveyor, under date of October 4, 1973, Revised: August 4, 1977.

HAVING ERECTED THEREON a two story frame dwelling house and a one and one-half-story frame dwelling house.

SUBJECT TO and excepting therefrom a public roadway which extends through the above-described premises according to said survey above-mentioned and is known as Washington Road. Also subject to right of way for a gas line extending through said premises and also subject to an oil and gas lease now held by Equitable Gas Company being known as Oil and Gas Lease No. 3295, Well No. 957, now of record at Deed Book Volume 2063, Page 331. Also excepting and reserving to the Grantors, their heirs, executors and assigns, all of the oil and natural gas in and underlying the said tract of land, together with all of the necessary rights for the purpose of drilling and removing the said oil and gas and the right to store oil and gas beneath the surface.



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EXCEPTING THEREFROM a ten-acre parcel conveyed by Joseph S. Russo and Patricia R. Russo, his wife, to Donald Urich and Vivian Urich, his wife, by deed dated August 25, 1977 and recorded in the Recorder's Office of Westmoreland County, Pennsylvania, in Deed Book Volume 2260, Page 919.

BEING part of the same property which Joseph S. Russo and Patricia R. Russo, his wife, by their deed dated January 10, 1995 and of record in the Recorder's Office of Westmoreland County, Pennsylvania, 40.5 1973 1985 in Deed Book Vol. 3309 page 356, granted and conveyed their interest unto Joseph S. Russo. Patricia R. Russo is not an owner of record of the above described property and is executing this deed in order to convey and waive any right, title, or marital interest she may have in said property.

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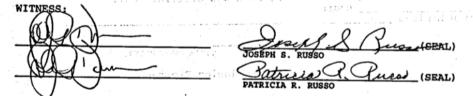
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with the appurtenances: TO HAVE AND TO HOLD the same to and for the use of the said Grantee, its heirs and assigns forever,

AND the Grantors for themselves, their heirs and assigns, hereby covenant and agree that they will WARRANT GENERALLY the property hereby conveyed.

MOTICE--THIS DOCUMENT MAY MOT/DOES NOT SELL, CONVEY, TRANSFER, INCLIDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HERBIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/MAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DANAGE MAY RESULT TO THE SURFACE OF THE LAND AND MAY BOUSE, BUILDING OR OTHER TRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS MOTICE DOES NOT ENLANCE, RESTRICT OR MODIFY MAY LEGAL RIGHTS OR RESTRICT OR MODIFY MAY LEGAL RIGHTS OF RESTRICT OR MODIFY MAY LEGAL RIGHTS OF RESTRICT OR MODIFY MAY LEGAL RIGHTS OF 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 hands and seals of the said Grantors



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 AMERICANDED 1980.

WITNESS:

WINTAM B. CLEMMENS TRUST

CRAYGE. CLEMMENS, TRUSTEE

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY

On this the 24th day of April, 2000, before me, a Notary Public, the undersigned officer, personally appeared JOSEPH S. RUSSO and PATRICIA R. RUSSO 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.

Maria A. Noshbar, Notary Public Quarrent Boro, Alagheny County My Commission Expires Gct. 15, 2001

Member, Pennsylvania Association of Notarie

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came the above named	the undersigned officer, personally appeared
	known to me (or satisfactorily
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and acknowledged the foregoing Indenture to be	name subscribed to the within instrument and acknowledged that
act and deed, to the end that is	he ensembed the ensemble to
may be recorded as such. WITNESS my hand and seal	purposes therein contained.
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