

**DEED**

MADE the

8<sup>th</sup>

day of

April

2016, by and between:

**EDWARD E. MILLER, II and JEANNE JOANNE MILLER**, husband and wife, of 371 South Lynn Avenue, Somerset, Pennsylvania, 15501, Parties of the First Part and the WITHIN GRANTORS,

**AND**

**WILLIAM E. KRAUSE and SUZANNA M. KRAUSE**, husband and wife, of 364 Yarrison Lane, Somerset, Pennsylvania, 15501, to hold as tenants by the entireties, Parties of the Second Part and the WITHIN GRANTEEES.

**WITNESSETH**, that in consideration of **ONE AND 00/100 (\$1.00) DOLLARS**, 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:

*The within conveyance is an Incidental Boundary Line Change as defined in Article II, Section 203 of the Somerset County Subdivision and Land Development Regulations ("Regulations"), enacted May 28, 1991, as amended, as said conveyance is of property not part of a recorded plan and does not create a new parcel that reduces either tract, as existing before the Incidental Boundary Change, to less than the area required under Article V, Section 504.B, Items 1, 2 and 3 of the Regulations. By acceptance and recording of this deed, Grantees, for themselves, their heirs, successors and assigns, covenant, agree and declare that the within conveyed parcels described as follows:*

ALL that certain piece or parcel of land situate in Stonycreek Township, Somerset County, Pennsylvania, more fully bounded and described as follows:

BEGINNING for a tie line at a point marked by a Fd. I. Rail located on or adjacent to the property line for lands now or formerly of Edward Miller II and Jeanne Miller; thence South 42° 00' 22" East 25.97 feet to a point located at or near the centerline of an existing gravel access road, said point being **the place of beginning**; thence proceeding through and across the existing gravel access road and along line of lands now or formerly of Edward Miller II and Jeanne Miller and lands now or formerly of William and Suzanna Krause, South 42° 00' 22" East 131.39 feet to a point marked by a found ½" rebar, said point being common corner of parcel herein described and corner of lands now or formerly of William and Suzanna Krause; thence continuing along line of lands now or formerly of William and Suzanna Krause, South 32° 07' 36" West 259.49 feet to a point marked by a found ½" rebar; thence along same, South 29° 54' 10" West 188.69 feet to a point marked by a found ½" rebar; thence along same, South 23° 43' 05" West 69.39 feet to a point marked by a found ½" rebar, said point being common corner of parcel herein described and corner of lands now or formerly of William and Suzanna Krause; thence continuing, South 79° 20' 00" West 30.29 feet to a point, said point being located at or near the centerline of an existing gravel access road; thence continuing along the approximate centerline of an existing gravel access road the following courses and distances: North 23° 43' 05" East

87.87 feet to a point; thence North 29° 54' 10" East 190.53 feet to a point; thence North 32° 07' 36" East 241.09 feet to a point; thence North 42° 00' 22" West 67.13 feet to a point; thence North 13° 09' 05" West 51.80 feet to a point, said point being the place of beginning. CONTAINING 0.35 acres and being designated as Parcel A on the Incidental Boundary Line Change for William Krause, Edward Miller II prepared by J. Ripple & Associates, dated July 3, 2014, a copy of which is attached hereto and made a part hereof.

BEING a portion of the same premises conveyed to Edward E. Miller, II and Jeanne Joanne Miller, husband and wife, by Deed of Patrick A. McGough, a/k/a J. Patrick McGough, and Daniel W. Swank, Partners, t/a/d/b/a Chamfuco, dated January 2, 1988, and recorded in the Somerset County Recorder of Deeds Office in Record Book Volume 1388, Page 345.

TOGETHER WITH and UNDER AND SUBJECT to the rights of ingress, egress and regress in common with the Grantors to the existing gravel access road from the intersection of SR 0031 through and to the respective properties of Grantors and Grantees, their successors and assigns, as more fully shown on the survey attached hereto.

*shall be merged with his property described in the Deed recorded at Somerset County Record Book Volume 2453, Page 909, which is described as follows:*

ALL that certain tract or parcel of land situate in Stonycreek Township, Somerset County, Pennsylvania, bounded and described as follows:

BEGINNING at a point marked by a ½" rebar (found) marking the common corner of land now or formerly of William Krause and Suzanna Krause, and land now or formerly of Edward Miller, II and Jeanne Miller, on line of land formerly of Darleen Sandy; thence along said Miller, II lands the following four (4) courses and distances: North 23° 43' 05" East 69.39 feet to a point marked by a ½" rebar (found); thence North 29° 54' 10" East 188.69 feet to a point marked by a ½" rebar (found); thence North 32° 07' 36" East 259.49 feet to a point marked by a ½" rebar (found); thence North 42° 00' 22" West 629.51 feet to a point marked by a 1 ½" pipe (found); thence continuing along said Miller lands, then other lands now or formerly of Krause North 30° 44' 27" East 820.05 feet to a point on corner of yet other lands now or formerly of Krause; thence along last said lands of Krause South 68° 07' 31" East 1112.60 feet to a point on lands now or formerly of Jonathan Walker, et ux.; thence continuing along lands now or formerly of Douglas Glessner, et ux., South 19° 50' 02" West 1098.36 feet to a point; thence continuing along said Glessner lands the following two (2) courses and distances: South 79° 28' 05" West 357.09 feet to a point; thence South 79° 24' 20" West 203.13 feet to a point marked by a 5/8" rebar (found); thence continuing along lands now or formerly of Douglas Glessner, et ux., South 38° 20' 04" West 960.00 feet to a point marked by a 5/8" rebar (found); thence continuing along said Glessner lands, then lands now or formerly of Jodie Hunt South 29° 05' 04" West 703.00 feet to a point marked by a 3/8" rebar (found); thence continuing along said Hunt lands South 17° 38' 19" West 21.99 feet to a point within the margins of Glades Pike Road (SR0031); thence continuing within said Glades Pike margins North 48° 32' 57" West 760.85 feet to a point; thence leaving said road margins and along lands now or formerly of Darleen Sandy the following four (4) courses and distances: North 62° 16' 46" East 250.02 feet to a point marked by a 12" white oak; thence North 03° 58' 50" West 320.83 feet to a point marked by a 14" white oak; thence North 23° 56' 20" West 77.96 feet to a point marked by a double 6" birch; thence North 32° 20' 26" West 130.69 feet to a point marked by a rebar/cap (set) on line of other lands now or formerly of Miller, II; thence along said other lands now or formerly of Miller, II North 79° 21' 42" East 319.07 feet to a point marked by a 1 ½" pipe on corner of lands now or formerly of Edward Miller, III; thence

along said Miller, III lands North 79° 20' 00" East 549.22 feet to a point marked by a 5/8" rebar (found); thence along first said Miller, II lands North 79° 20' 00" East 199.76 feet to the point marking the place of beginning. CONTAINING 53.92 acres, more or less, and consisting of Parcel A on the Plan of Survey prepared by J. Ripple & Associates, dated April 9, 2014, which is attached to the Deed recorded at Somerset County Record Book Volume 2453, Page 909, combined with certain lands of William Krause and Suzanna Krause, a/k/a William E. Krause and Suzanna M. Krause.

EXCEPTING AND RESERVING thereout and therefrom a parcel of ground containing 4.80 acres as conveyed by William E. Krause and Suzanna M. Krause, husband and wife, unto Edward E. Miller, III, a single man, by Deed dated April 8, 2016, and recorded in the Somerset County Recorder of Deeds Office in Record Book Volume 2570, Page 76.

BEING the same premises conveyed to William E. Krause and Suzanna M. Krause, husband and wife, by Deed of Darleen M. Sandy, dated May 2, 2014, and recorded in the Somerset County Recorder of Deeds Office in Record Book Volume 2453, Page 909.

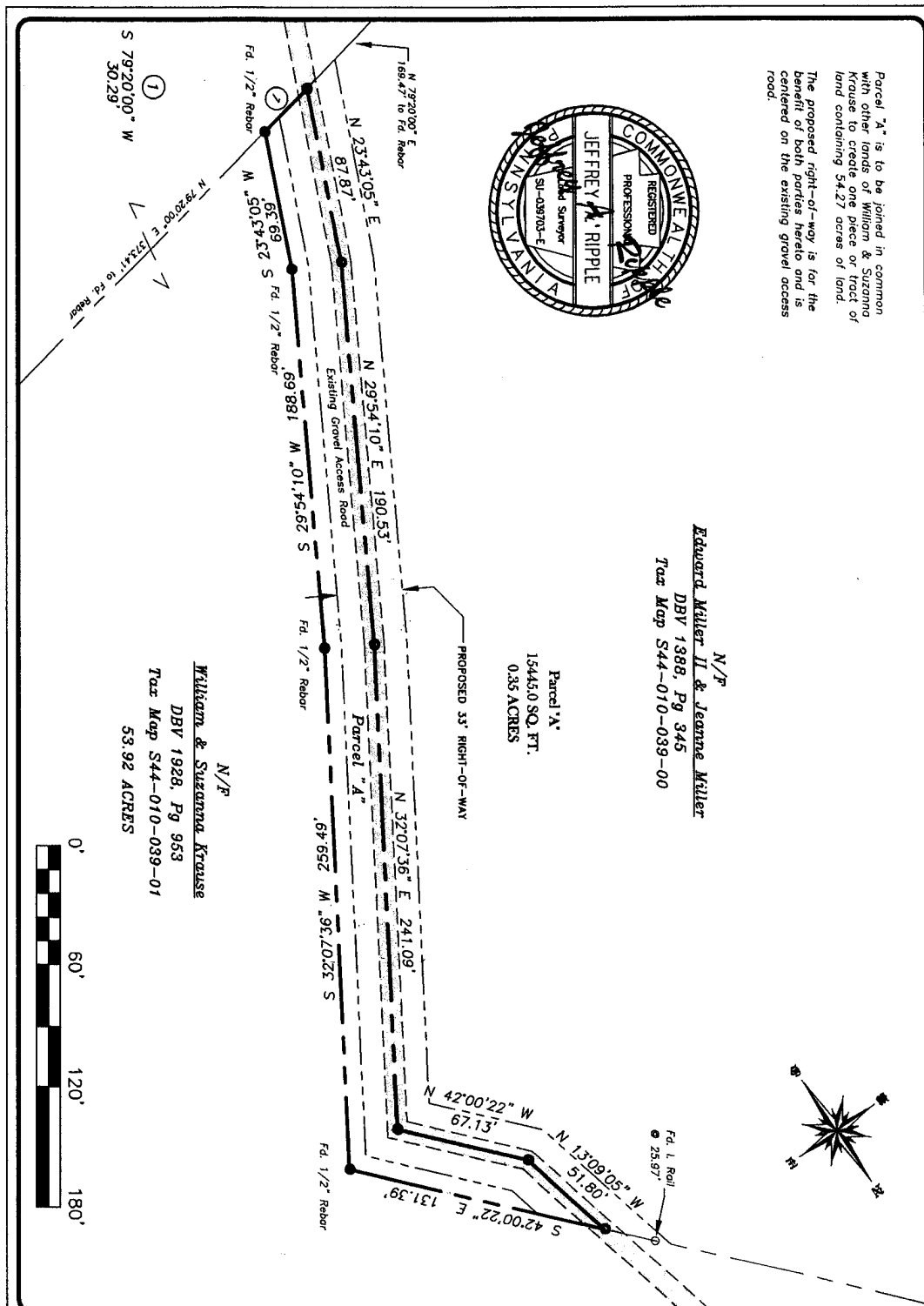
UNDER AND SUBJECT to all exceptions, reservations, conditions, restrictions, leases, agreements and rights-of-way or easements for either public or private roadways or utilities which may affect the premises and which either appear of record in the chain of title or are discoverable by reasonable inspection of the premises.

TOGETHER WITH the non-exclusive unrestricted right to use the travel ways known as Lehman Road and Yarrison Lane for ingress, egress and regress.

*such that the two parcels shall become one parcel. Any conveyance of less than the two merged parcels shall constitute a subdivision under the Somerset County Subdivision and Land Development Ordinance.*

**The Grantors hereby acknowledge that the Grantors have not disposed of hazardous waste on the property above described, nor, to the actual knowledge of the Grantors, 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", No. 97 of 1980.**

**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. (This notice is set forth pursuant to Act No. 255, approved September 10, 1965).**



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:**

This 6<sup>th</sup> day of April, 2016

**TO HAVE AND TO HOLD** the said privileges, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, if any, unto the said Grantees, and Grantees' heirs and assigns, to and for the only proper use and behoof of the said Grantees, and Grantees' heirs and assigns forever.

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

***Signed, Sealed and Delivered  
in the Presence of***

per  
per

*Edward E. Miller* (Seal)  
EDWARD E. MILLER, II

*Jeanne Joanne Miller* (Seal)  
JEANNE JOANNE MILLER

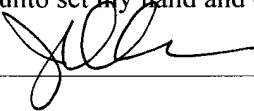
COMMONWEALTH OF PENNSYLVANIA )

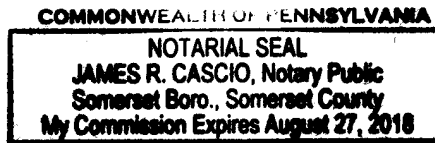
COUNTY OF SOMERSET )

ss:

On this, the 8th day of April, 2016, before me, the undersigned officer, personally appeared **EDWARD E. MILLER, II and JEANNE JOANNE MILLER, 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.

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

 (SEAL)



CERTIFICATE OF RESIDENCE

I do hereby certify that the precise <sup>mailing Address</sup> ~~residence~~ of the within named Grantees is <sup>116 Rareland Rd</sup> ~~364~~  
~~Yarrison Lane~~, Somerset, Pennsylvania, 15501.

April 8, 2016





# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

**RECORDER'S USE ONLY**

State Tax Paid

Book **2570** Page **108**

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

**A. CORRESPONDENT** – All inquiries may be directed to the following person:

|  |                  |                                   |                   |
|--|------------------|-----------------------------------|-------------------|
| Name<br>Lois Witt Caton, Esq.              |                  | Telephone Number:<br>814-445-7948 |                   |
| Mailing Address<br>124 North Center Avenue | City<br>Somerset | State<br>PA                       | ZIP Code<br>15501 |

**B. TRANSFER DATA**

|   |                   |   |                   |
|---|-------------------|---|-------------------|
| Date of Acceptance of Document<br>04 / 8 / 2016 |                   |   |                   |
| Grantor(s)/Lessor(s)<br>Edward E. Miller, II    | Telephone Number: | Grantee(s)/Lessee(s)<br>William E. Krause & Suzanna M. Krause | Telephone Number: |
| Mailing Address<br>371 South Lynn Avenue        |                   | Mailing Address<br>364 Yarrison Lane                          |                   |
| City<br>Somerset                                | State<br>PA       | ZIP Code<br>15501   | City<br>Somerset  |
|   |                   | State<br>PA   | ZIP Code<br>15501 |

**C. REAL ESTATE LOCATION**

|                    |   |  |
|--------------------|---|--|
| Street Address     |   | City, Township, Borough<br>Stonycreek Township |
| County<br>Somerset | School District<br>Shanksville -Stonycreek School Dist. | Tax Parcel Number<br>portion of 44-0-007260    |

**D. VALUATION DATA**Was transaction part of an assignment or relocation? ☐ Y ☒ N

|                                    |                                       |                               |
|------------------------------------|---------------------------------------|-------------------------------|
| 1. Actual Cash Consideration       | 2. Other Consideration<br>+           | 3. Total Consideration<br>=   |
| 4. County Assessed Value<br>222.61 | 5. Common Level Ratio Factor<br>X 2.5 | 6. Computed Value<br>= 556.25 |

**E. EXEMPTION DATA** - Refer to instructions for exemption status.

|                                       |  |  |
|---------------------------------------|--|--|
| 1a. Amount of Exemption Claimed<br>\$ | 1b. Percentage of Grantor's Interest in Real Estate<br>% | 1c. Percentage of Grantor's Interest Conveyed<br>% |
|---------------------------------------|--|--|

**2. Check Appropriate Box Below for Exemption Claimed.**

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

4-8-16

**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.**

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:  
LOIS WITT CATON ESQ

Instrument Number - 2016002302  
Recorded On 4/8/2016 At 10:19:22 AM  
\* Instrument Type - DEED  
Invoice Number - 249729 User ID - RLM  
\* Total Pages - 8  
\* Customer - LOIS WITT CATON ESQ  
\* Grantor - MILLER, EDWARD E-II  
MILLER, JEANNE JOANNE  
  
\* Grantee - KRAUSE, WILLIAM E  
KRAUSE, SUZANNA M

\* FEES

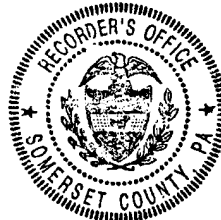
|                         |         |
|-------------------------|---------|
| STATE TRANSFER TAX      | \$5.56  |
| STATE WRIT TAX          | \$0.50  |
| JCS/ACCESS TO JUSTICE   | \$35.50 |
| RECORDING FEES          | \$17.00 |
| ROD IMPROVEMENT FUND    | \$3.00  |
| COUNTY IMPROVEMENT FUND | \$2.00  |
| AFFORDABLE HOUSING      | \$10.00 |
| SHANKSVILLE-STONYCREEK  | \$2.78  |
| SCHOOL REALTY TAX       |         |
| STONYCREEK TOWNSHIP     | \$2.78  |
| TOTAL PAID              | \$79.12 |

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



*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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