

33378  
**Deed**

This Indenture, Made the 13th day of November  
in the year of our Lord one thousand nine hundred and ninety one (1991)  
Between

MARGARET VIOLA WILLIARD

part y of the first part, and

TERENCE J. EMMINGER and JANE A. EMMINGER, his wife,

part les of the second part;

Witnesseth, That the said part y of the first part in consideration of Fifty Three Thousand Nine

Hundred and 00/100-----(\$53,900.00)-----Dollars

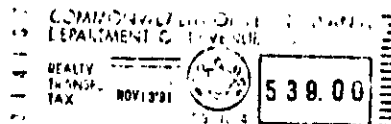
to her now paid by the said parties of the second part, does hereby grant, bargain, sell and  
convey unto the said parties of the second part, their heirs and  
assigns, forever:

All that certain lot or piece of ground situate in the Township  
of Clinton, County of Butler and State of Pennsylvania, more  
particularly bounded and described as follows, to-wit:

BEGINNING at a point in the center of a public road known as  
the Lardintown Road at line of lands now or formerly of James  
Smith, said point being the Southeast corner of the tract herein  
described; thence South 86 degrees 27' 30" East, a distance of  
647.10 feet to a point on line of lands now or formerly of R.O.  
Wood; thence North 358.03 feet to a point on premises of the  
Bessemer and Lake Erie Railroad; thence along the same South 86  
degrees 27' 30" East, a distance of 568.75 feet to a point on  
line of lands of formerly Marvin, now or formerly John Robinson;  
thence along the same and the center of the said Lardintown Road,  
South 12 degrees 13' 50" East, 370.0 feet to a point in the  
center of the said Lardintown Road, the place of beginning.

CONTAINING five (5) acres, more or less, and having thereon  
erected a one story brick dwelling and other outbuildings.

BEING the same premises conveyed unto the Grantor herein by deed dated September 30, 1968 and recorded in the Butler County Recorder's Office in Deed Book 896 Page 413.



COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF BUTLER

DOCUMENTARY REALTY TRANSFER TAX STAMP  
SCHOOL DISTRICT STAMP # 5681  
SOUTH BUTLER COUNTY SCHOOL DISTRICT  
TAX PAID \$269.50

MUNICIPALITY STAMP # 5682  
CLINTON TOWNSHIP  
TAX PAID \$269.50

DATE 11/13/91 JANIE MCKAIN  
REGISTER & RECORDER

THIS DOCUMENT MAY (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.

*This statement inserted pursuant to Act No. 431 of the Commonwealth of Pennsylvania of 1957 P. L. 984. The foregoing statement in and of itself shall not be construed to be an exception or reservation of the coal under the within described premises.*

BK1895 PQ0081

*with the appurtenances;*

To Have and To Hold the same unto, and for the use of the said

parties of the second part, their

**heirs and assigns forever,**

And the said party of the first part

for herself, her

*heirs, executors and administrators*

covenant with the said parties of the second part their

**beirs**

*and assigns against all lawful claimants*

*the same and every part thereof to Warrant and Defend.*

Witness the hand and seal of the said party of the first part.

Margaret Viola Hilliard

Margaret Viola Hilliard

**Attent:**

Commonwealth of Pennsylvania, } ss:  
County of Butler

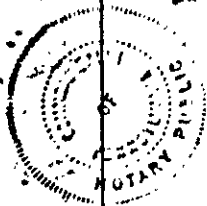
On this the 13th day of November, A. D. 1991

*before me*      a Notary Public

*the undersigned officer, personally appeared*

Margaret Viola Hilliard  
(or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In Witness Whereof I hereunto set my hand and official seal



**My commission expires**

Notary Seal  
Roland P. Breth, Notary Public  
Butler, Butler County  
My Commission Expires Sept. 16, 1996

BK1895 PG0082

Commonwealth of Pennsylvania } ss:  
County of .....

On this the ..... day of ..... , A. D. 19.....  
before me ..... the undersigned officer, personally appeared  
..... known to me  
(or satisfactorily proven) to be the person whose name subscribed to the within instrument and  
acknowledged that ..... executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal

(Title of Officer)

My commission expires

### Certificate of Residence

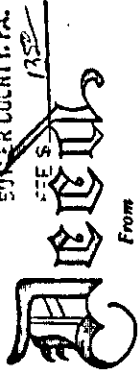
The undersigned hereby certifies that the precise residence of the grantee herein named is/are as  
follows: 358 Brewer Road, Saxony, PA 16056

*[Signature]*  
(Attorney for Grantee)

018473

Recorded, Deed Book Vol. *91* NOV 13 PM 1:16

BUTLER COUNTY, PA



From

Margaret Viola Hilliard

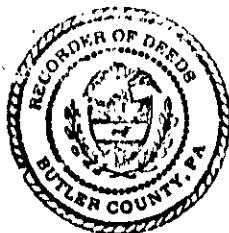
To

Terence J. Emminger and  
Jane A. Emminger, his wife.

To the Recorder, Mail to:

Deed-Form No. 1  
Adapted by the Association of Public County, Pa.

Commonwealth of Pennsylvania } ss:  
County of Butler



Recorded on this 13 day of November,  
A. D. 19 91, in the Recorder's Office of Butler County, in Deed-Book Vol. Record  
1895 page 80.

Given under my hand and the seal of the said office, the day and year  
aforesaid.

*Janie McKain*  
Recorder

BK1895 PG0083