

SPECIAL WARRANTY DEED

202000000760  
Filed for Record in  
GREENE COUNTY, PA  
DONNA J. THARP, REGISTER/RECORDER  
02-10-2020 At 01:16 PM.  
DEED 73.25  
OR Book 534 Page 885 - 890

## Deed of Distribution

MADE the 30<sup>th</sup> day of JANUARY in the year Two Thousand Twenty (2020)

BETWEEN RANDY W. ASHBY, Executor of the Last Will and Testament of GLADYS M. ASHBY, Deceased, ----- grantor,

AND

RANDY W. ASHBY, LANA K. MONTGOMERY and DEBORAH J. GARNER, as Tenants in Common, -----grantees;

WITNESSETH, That in consideration of One and 00/100 (\$1.00) Dollar in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant and convey to the said grantees:

**ALL** that certain tract of land situate in Springhill Township, Greene County and Commonwealth of Pennsylvania, and on the waters of Waggon Road Run bounded and described as follows:

**BEGINNING** at a stake by a Beech, thence by lands now or formerly of Charles Waters a/k/a Charley Waters, South 27½° East, 19.08 perches to a stake; thence South 59° 37' East, 134.2 perches to a stake; thence North 75 ½° East, 29.6 perches to a stake; thence by lands now or formerly of Daniel Smith, South 00°25' East, 72 perches to a stake; thence by lands now or formerly of Levi Bissett and Grim heirs, North 89° 55' West, 97.7 perches to a white oak; thence by lands now or formerly of Charles Waters a/k/a Charley Waters, North 22 ¾° East, 1.8 perches to a stake; thence North 42° 08' West, 143.7 perches to a stake; thence by same, North 03° East, 2.84 perches to a

stake; thence North 20 3/4° West, 12 perches to a stake; thence North 59° West, 9.66 perches to a rock; thence North 11° West, 22.4 perches to a stake; thence by lands formerly of E. O. Gilbert, North 89° 55' East, 56.1 perches to the place of beginning. Containing 97 acres strict measure.

**EXCEPTING AND RESERVING** from the above tract of land, the following:

**ALL** that certain tract of land situate in Springhill Township, Greene County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a point corner to lands now or formerly of Henry Romanekewicz, Malissa Bryner, and other lands now or formerly of Charles Waters; thence by said lands now or formerly of Charles Waters, South 27° 30' East, 314.82 feet to a point; thence by same, South 59° 37' East, 825 feet, more or less, to a point in Legislative Route 30001; thence along the center of said road, in a Southwesterly direction, along other lands now or formerly of Charles Waters, 1110 feet, more or less, to a point in the center of Legislative Route 30001, corner to lands now or formerly of Charles Waters and Spencer Riggs; thence by lands now or formerly of Spencer Riggs, North 42° 08' West, 1122 feet, more or less, to a point; thence by same, North 03° East, 46.86 feet to a point; thence by same, North 20° 45' West, 198 feet to a point; thence by same, North 59° West, 159.39 feet to a point; thence by same, North 11° West, 369.6 feet to a point, corner to lands now or formerly of Henry Romanekewicz; thence by said other lands now or formerly of Henry Romanekewicz, North 89° 55' East, 925.65 feet to a point, the place of BEGINNING.

**CONTAINING** 31.99 Acres, more or less.

**EXCEPTING AND RESERVING** the Pittsburgh or River vein of coal together with the mining rights as heretofore sold and conveyed.

**UNDER AND SUBJECT** to exceptions, reservations, conditions, restrictions, easements, and rights of way as contained in the record chain of title.

**THE HEREIN** conveyed premises being **MAP No. 23/02/148**.

**BEING** the same parcel of land conveyed to Duane E. Ashby and Gladys M. Ashby, his wife, by Deed of Charles Waters a/k/a Charley Waters, single, dated May 26, 1982 and recorded in the Office of the Recorder of Deeds of Greene County, Pennsylvania, on June 4, 1982 in Deed Book 660, Page 596. The said Charles Waters a/k/a Charley Waters died on August 29, 1983 thereby

extinguishing his life estate in the above described tract of land. The said Duane E. Ashby died on February 11, 1997, whereupon title vested solely in Gladys M. Ashby as surviving tenant by the entireties. The said Gladys M. Ashby died, testate, on October 30, 2019. On November 25, 2019, the Register of Wills of Washington County, Pennsylvania, admitted the Last Will and Testament of Gladys M. Ashby, dated May 2, 2016, to probate and granted Letters Testamentary to Randy W. Ashby at No 63-19-1436. In Paragraph THIRD of her Last Will and Testament, Gladys M. Ashby specifically devised the herein described property to her children, Lana K. Montgomery, Randy W. Ashby and Deborah J. Garner, grantees herein. This is a Deed of Distribution made to confirm said devise.

**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)**

AND THE SAID RANDY W. ASHBY, Executor of the Last Will and Testament of GLADYS M. ASHBY, Deceased, grantor, will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal, the day and year first above written.

Sealed and delivered  
in presence of:

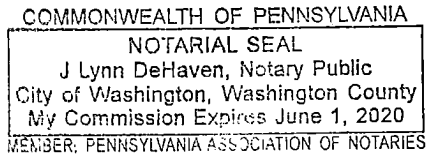
Dandra K. Dorsey

Randy W. Ashby (SEAL)  
RANDY W. ASHBY, Executor of the Last Will  
and Testament of GLADYS M. ASHBY,  
Deceased

COMMONWEALTH OF PENNSYLVANIA :  
 : SS:  
 COUNTY OF WASHINGTON :

On this, the 30<sup>th</sup> day of JANUARY, 2020, before me, a Notary Public, the undersigned officer, personally appeared RANDY W. ASHBY, Executor of the Last Will and Testament of Gladys M. Ashby, Deceased, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

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



*[Signature]*  
 Notary Public

**NOTICE - Grantee (hereinafter, whether one or more, called "Grantee") hereby agrees that he 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.**

ATTEST:

\_\_\_\_\_

*[Signature: Sandra K Dorsey]*  
 \_\_\_\_\_

\_\_\_\_\_

*[Signature: Lana K Montgomery]* (SEAL)  
 LANA K. MONTGOMERY

*[Signature: Randy W. Ashby]* (SEAL)  
 RANDY W. ASHBY

*[Signature: Deborah J. Garner]* (SEAL)  
 DEBORAH J. GARNER

I hereby certify that the parcel number set forth is true and correct and the address of the grantees within named is:

157 HACKNEY STATION ROAD

I hereby CERTIFY that this document is recorded in the Recorder's Office of Greene County, Pennsylvania



*[Signature: Donna J. Sharp]*  
 Donna J. Sharp  
 Recorder of Deeds

AMITY, PA. 15311

*[Signature: Randy W. Ashby]* File No. 16108

1830019105

**RE** pennsylvania  
DEPARTMENT OF REVENUE (EX) MOD 04-19 (FI)

**REV-183**

BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
COMPLETE EACH SECTION

**RECORDER'S USE ONLY**

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

**SECTION I TRANSFER DATA**

Date of Acceptance of Document					
Grantor(s)/Lessor(s) See attached		Telephone Number (724) 228-0408		Grantee(s)/Lessee(s) See attached	
Mailing Address 157 Hackney Station Road		Mailing Address 157 Hackney Station Road			
City Amity	State PA	ZIP Code 15311	City Amity	State PA	ZIP Code 15311

**SECTION II REAL ESTATE LOCATION**

Street Address 440 Windy Gap Road, Aleppo, PA 15310		City, Township, Borough Springhill Township	
County Greene	School District West Greene School District	Tax Parcel Number 23/02/148	

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation? <input type="radio"/> YES <input checked="" type="radio"/> NO		
1. Actual Cash Consideration 0.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 30,790.00	5. Common Level Ratio Factor x 1.40	6. Computed Value = 43,106.00

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed \$ 43,106.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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**2. Check Appropriate Box Below for Exemption Claimed.**

- ☒ Will or intestate succession. Gladys M. Ashby (Name of Decedent) 63191436 (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ 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 (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name J. Lynn DeHaven		Telephone Number (724) 222-4200	
Mailing Address 63 East Wheeling Street, Suite 101		City Washington	State PA
		ZIP Code 15301	

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

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



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**ATTACHMENT TO REV-183**

**Section I - Transfer Data**

**Grantor(s)/Lessor(s)**

Randy W. Ashby, Executor of  
the Last Will and Testament of  
Gladys M. Ashby, deceased

**Grantee(s)/Lessee(s)**

Randy W. Ashby  
Lana K. Montgomery  
Deborah J. Garner