



60 2017 00026434

Allegheny County  
Jerry Tyskiewicz  
Department of Real Estate  
Pittsburgh, PA 15219

Instrument Number: 2017-26434

BK-DE VL-16920 PG-254

Recorded On: August 28, 2017

As-Deed

Parties: SMITH DOROTHY J

To PUKAL JOSEPH

# of Pages: 86

Comment:

\*\*\*\*\* THIS IS NOT A BILL \*\*\*\*\*

Deed 162.00  
0  
0  
Total: 162.00

## Realty Transfer Stamp

## Department of Real Estate Stamp

Affidavit Attached-Yes Stamp Num-T22218  
FRAZER TP  
Ward-99-NO WARD  
Value 27,645.00  
Commonwealth of Pennsylvania 276.45  
Munic-Frazer Twp 138.23  
School District-Deer Lakes 138.22  
Munic-Penalty 0.00  
Munic-Interest 0.00  
School-Penalty 0.00  
School-Interest 0.00  
552.90

Certified By-V Z  
On 10 02, 2017 10:31a  
1841F00044000000

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

**\*\*DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT\*\***


## File Information:

## Record and Return To:

Document Number: 2017-26434  
Receipt Number: 3297838  
Recorded Date/Time: August 28, 2017 10:02:49A  
Book-Vol/Pg: BK-DE VL-16920 PG-254  
User / Station: T Greil - Cash Super 05

PHILIP V MCCALISTER  
2400 LEECHBURG RD  
NEW KENSINGTON PA 15068



  
Jerry Tyskiewicz, Director  
Rich Fitzgerald, County Executive

Realty Transfer --- CORRECTION

Date-Aug 28 2017 Time-04:04P Stamp Num-T22324

FAWN TP

Ward-99-NO WARD

Blk/Lot-NONE

VALUE

Commonwealth of Pennsylvania

Munic-Fawn Twp

School District-Highland

Munic-Penalty

.00

Munic-Interest

.00

School-Penalty

.00

School-Interest

.00

TOTAL

.00

Reason: Commission Applies

ADDING 2ND LOCATION

FRAZER & FAWN TP

REC'D 8-28-17 RCPT 3297838

DBV 16920 PG 254

## DEED

MADE this 28<sup>th</sup> day of August, 2017,

**BETWEEN** DOROTHY J. SMITH, widow, James E. Smith, her husband, deceased as of  
October 30, 2013, (hereinafter called Grantor),

**AND** JOSEPH PUKAL and HOLLIE PUKAL, husband and wife  
(hereinafter called Grantees).

**WITNESSETH** that the said Grantors in consideration of the sum of One Dollar (\$1.00) paid to the Grantor by the Grantees, receipt of which is hereby acknowledged, does grant, bargain, sell and convey to the said Grantees, their heirs, successors and assigns:

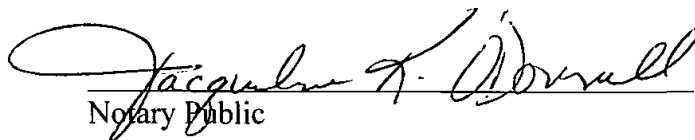
**ALL** that certain lot or piece of ground situate in the Township of Frazer and a small portion situate in the Township of Fawn, County of Allegheny and Commonwealth of Pennsylvania, known as Lot 1, being a part of Block in the Smith/Pukal Plan of Lots as recorded in the County Department of Real Estate of Allegheny County, Pennsylvania in Plan Book Volume 293, Page 94 being more particularly bounded and described as follows:

**BEGINNING** at a point in the center of Township of Road, Being Mason Road, at the Northeasterly corner of Land now or formerly (N/F) Magnetta (Formerly Fagert); Thence along said Magnetta Land and along the center line of a 33 foot Private Right-of Way (R/W) N 56° 59' W 50.00 feet to a point being the Northeast corner of said Lot 1 at the true place of beginning; Thence along said Magnetta Land S 29° 27' W, 408.64 feet to a point along other land N/F Magnetta; Thence along said Magnetta Land N 89° 23' W, 311.04 feet to a point along land N/F DeCroo; Thence along said DeCroo Land N 9° 07' E, 491.31 feet to a point in said 33 foot private R/W; Thence along said Decroo Land and through said Private R/W, N 75° 38' W, 49.52 feet to a point along other Land of DeCroo; Thence along said Decroo Land N 29° 03' E, 11.97 feet to a point along the center line of said Private R/W. Thence along said center line S 75° 38' E, 404.12 feet to a point; Thence continuing along said center line S 56° 59' E, 101.10 feet to a point at the true place of beginning. Containing 4.019 Acres.

**EXCEPTING** coal and mining rights as set forth in prior deeds of record.

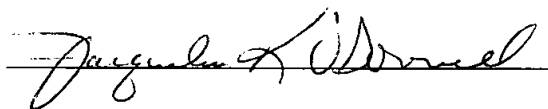
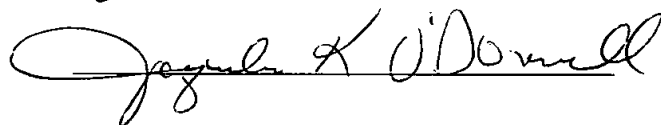
**TOGETHER** with and subject to and easement and right of way for ingress, egress and regress for all owners, their heirs and assigns, of all land abounding or adjoining a certain private road which lease for the Township road referred to in the aforementioned description, and which private road, in part, bisect the ground herein conveyed, and which private road is thirty-three (33) feet wide, more or less, and has a center line described as follows:

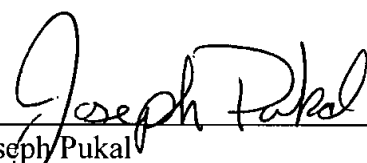
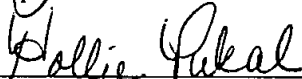
**BEING** a portion of the same property which Stella Dzurec, widow, of the Township of Fawn, Allegheny County, Pennsylvania, granted and conveyed to James E. Smith, Jr. and Dorothy J. Smith his wife, by deed dated November 8, 1977 and recorded in the Office of the Allegheny County Recorder of Deeds on November 15, 1977 at Deed Book Volume 5867, page 265.



**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 PURCHASE 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.

WITNESS OR ATTEST:

  
Joseph Pukal  
  
Hollie Pukal

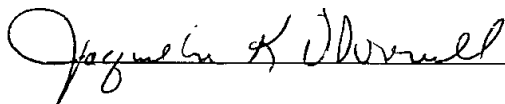
**Certificate of Residence**

I do hereby certify that the TAX BILLING  
ADDRESS of the within named grantee is:  
Joseph & Hollie Pukal  
781 Mason Road  
Tarentum PA 15084

I do hereby certify that the OWNERS MAILING  
ADDRESS of the within named grantee is:  
Joseph & Hollie Pukal  
781 Mason Road  
Tarentum PA 15084

Witness my hand this 25 day of August 2017.

Return to:  
Philip V. McCalister, Esquire  
2400 Leechburg Road,  
New Kensington PA 15068





**pennsylvania**  
DEPARTMENT OF REVENUE  
Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid

Book Number

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 Philip V. McCalister		Telephone Number: (724) 339-8318	
Mailing Address 2400 Leechburg Road, #202	City New Kensington	State pa	ZIP Code 15068

### B. TRANSFER DATA

Date of Acceptance of Document / /			
Grantor(s)/Lessor(s) Dorothy Smith	Telephone Number: (724) 224-6088	Grantee(s)/Lessee(s) Joesph & Hollie Pukal	Telephone Number: (724) 224-4977
Mailing Address 782 Mason Road		Mailing Address 114 Broadview Blvd	
City Tarentum PA 15084	State PA	City Brackenridge	State PA
ZIP Code 15084		ZIP Code 15014	

### C. REAL ESTATE LOCATION

Street Address 781 Mason Road		City, Township, Borough City of Tarentum: Munic Fawn	
County Allegheny County	School District Highlands	Tax Parcel Number Part of Parcel: 1841 F 00043 Lot 1	

### D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☐ N

1. Actual Cash Consideration 1.00	2. Other Consideration +0.00	3. Total Consideration = 1.00
4. County Assessed Value * 24,250.00 48,500.00	5. Common Level Ratio Factor x 1.14	6. Computed Value = 27,645.00 55,290.00 ÷ 2

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

1a. Amount of Exemption Claimed \$	1b. Percentage of Grantor's Interest in Real Estate %	1c. Percentage of Grantor's Interest Conveyed %
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### 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.) 1/2 the land value of \$48,500 for lot one land only

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

*John A. Dornell*

8/25/2017

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