

	DBV 2483 <sup>page</sup> 444	WESTMORELAND COUNTY PA.  APR 21 11 45 AM '83 <i>James R. Saul</i> RECORDER OF DEEDS  <small>Form may be purchased from D. &amp; C. Enterprises -- 181 W. Pittsburgh St. Greensburg, PA 15601 -- 412/926-4382</small>
	INSTRUMENT NO.  3129	
LOCAL TRANSFER TAX	PREPARED BY: FISHER, LONG & RIGONE David L. Robinson, Esq. 101 West Pittsburgh St. Greensburg, PA 15601	
DEED TYPE:  General Warranty	CHECKED BY: 1. 2.  FILE REF. Velma R. Saul	PARCEL I.D. NO.

# Deed

MADE the 26th day of March, 1983, BETWEEN DAVID L. BAILEY and LOIS BAILEY, his wife, of Mill Valley, California; MARK J. BAILEY and BRENDA BAILEY, his wife, of Geyersville, California; BRUCE A. BAILEY and KATIE BAILEY, his wife, of Happy Camp, California; BRIDGET E. BAILEY, now BRIDGET BAILEY SHAFFER and RICHARD SHAFFER, her husband, of Charleston, West Virginia and SHAWN S. BAILEY, unmarried, of Hacienda Heights, California, (hereinafter called "Grantors")

A N D

MARJORIE SAUL BAILEY, formerly MARJORIE SAUL BAILEY MACRAE, of Santa Rosa, California, (hereinafter called "Grantee");

WITNESSETH, that the said Grantors in consideration of ONE and 00/100 (\$1.00) DOLLAR paid to the Grantors by the Grantee, the receipt of which is hereby acknowledged, do grant, bargain, sell and convey unto the said Grantee, her heirs and assigns,

ALL those certain pieces or parcels of ground situate in the Township of Salem, County of Westmoreland and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

**FIRST:**

BEGINNING at a point at or near the center of Township Road No. 790, at the northwest corner of lands of David M. Saul, et ux.; thence in said Road, South 33° 51' East, 116.7 feet to a point; thence by same, South 38° 41' 45" East, 804.77 feet to a point; thence South 38° East, 190 feet to a point; thence by lands of Jeffrey S. Ratner, South 61° West, 300 feet; thence by lands of John Klacik, et ux.,

South 61° West, 390 feet, more or less, to a point at corner of lands of Helen Adisey, et vir.; thence by lands of Helen Adisey, et vir., North 28° 02' 20" West, 175.42 feet to a point; thence by same, North 19° 16' 50" West, 211.93 feet to a point in a public road known as Cedar Street; thence by lands of William W. Saul, North 27° 30' 30" West, 671.29 feet to a point; thence by same, North 22° 33' 40" West, 286.81 feet to a point in line of lands of Consolidated Gas Supply Corp.; thence by lands of Consolidated Gas Supply Corp., North 80° East, 490 feet, more or less, to a point, the place of beginning.

CONTAINING approximately 13.621 Acres as shown on Westmoreland County Tax Map No. 57-13, Parcel 95. It is the intention of the Grantors to convey all their remaining acreage of the hereinafter recited deed to the Grantee, the within deed having been made from the deeds of adjacent owners.

TOGETHER with all coal, oil, gas and other mineral rights in and under said tract, together with any and all oil and gas leases now in force on said tract and more particularly, Gas Well JW-14, pursuant to Lease JL-383, now owned by Consolidated Gas Supply Corp.

TOGETHER WITH the Lease and/or royalty payment being made by Consolidated Gas Supply Corp.

**SECOND:**

BEGINNING at a point on line of lands now or formerly of Klingensmith Fuel Company at the north corner of lands heretofore conveyed to William W. Saul, et ux., in Deed Book Volume 2285, Page 548; thence from said point of beginning along lands now or formerly of Klingensmith Fuel Company, North 55° 45' East, 780.10 feet to a point at the westerly corner of lands of David M. Saul, et ux.; thence by lands of David M. Saul, et ux., South 34° 15' East, 2288.69 feet to a point in line of lands of Marino Craido; thence by lands of Marino Craido, South 85° 45' West, 607.92 feet to a point at corner of lands now or formerly of Joseph J. Mignoga; thence by lands of Joseph J. Mignoga, South 84° 25' West, 298.10 feet to a point at the southeasterly corner of lands of William W. Saul, as aforesaid; thence by lands of William W. Saul, North 34° 15' West, 1828.08 feet to a point, the place of beginning.

BEING Parcel B in the Revised Plan of Milton A. Highlands, dated December 29, 1972 and revised August 30, 1978 and CONTAINING 36.9215 Acres.

ALSO GRANTING and CONVEYING to the Grantee herein, her heirs and assigns, the free right-of-way of ingress, egress and regress over, along and through the unimproved Township Road No. 810, as the same is shown on the aforementioned survey of Milton A. Highlands, Surveyor.

ALSO GRANTING and CONVEYING to the Grantee herein, her heirs and assigns, all coal, oil, gas and other minerals, together with full and complete mining rights beneath said tract of land not heretofore conveyed.

TOGETHER with the royalties from the Coal Lease to Rochester and Pittsburgh Coal Company, memorandum of which Lease is dated May 5, 1976 and recorded in the Recorder's Office in and for Westmoreland County, Pennsylvania, in Deed Book Volume 2212, Page 100.

TOGETHER with all royalties from said Lease.

**THIRD:**

THE GRANTORS do hereby grant, convey, sell, bargain and assign any and all oil, gas, coal or mineral rights in and under the Joseph & Sara Beaver Farm (heretofore owned by Velma R. Saul, Widow, and David L. Saul) which might have been reserved by the Grantee and also assigning to the Grantee herein, all rights and royalties to Gas Well No. JW-252, under Gas Well Lease No. JL-234.

BEING the same pieces or parcels of ground conveyed to David L. Bailey, Mark J. Bailey, Bruce A. Bailey, Marjorie Saul Bailey MacRae, now Marjorie Saul Bailey, unmarried, Bridget E. Bailey and Shawn S. Bailey, by deed of Velma R. Saul, widow, dated November 2, 1978 and recorded in Deed Book Volume 2304, Page 558.

This is a conveyance from children to parent of their 5/6 interest in the aforementioned parcel.

with the appurtenances: TO HAVE AND TO HOLD the same to and for the use of the said Grantee, her heirs and assigns, forever, And the Grantors, for their heirs and assigns, hereby covenant and agree that they will WARRANT GENERALLY the property hereby conveyed.

I hereby certify that the within Grantee's precise residence is:

3624 Green Ave  
Santa Rosa, California 95402  
*David L. Bailey, Atty.*

NOTICE--THIS DOCUMENT MAY NOT/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. 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 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.

WITNESS:

Ellie Bailey, Jr. Savings Committee  
American Savings and Loan Association

David L. Bailey (SEAL)  
David L. Bailey

Lois Bailey (SEAL)  
Lois Bailey

Mark J. Bailey (SEAL)  
Mark J. Bailey

Brenda Bailey (SEAL)  
Brenda Bailey

Bruce A. Bailey (SEAL)  
Bruce A. Bailey

Katie Bailey Kathryn Lee Bailey (SEAL)  
Katie Bailey

Bridget E. Bailey (SEAL)  
Bridget E. Bailey, now

Bridget Bailey Shaffer (SEAL)  
Bridget Bailey Shaffer

Richard Shaffer (SEAL)  
Richard Shaffer

Shawn S. Bailey (SEAL)  
Shawn S. Bailey

Y. M. Bailey

E. L. Norman

James H. Bailey

Donna Mary W. Bailey

STATE OF CALIFORNIA

COUNTY OF MARIN

ss:

On this the 26th day of MARCH, A.D. 1983, before me, a Notary Public, the undersigned officer, personally appeared DAVID L. BAILEY and LOIS BAILEY, his 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.



Alice Bailey (ALICE BAILEY)  
Notary Public

My Commission Expires: 4-24-83

STATE OF CALIFORNIA

COUNTY OF SONOMA

ss:

On this the 28 day of MARCH, A.D. 1983, before me, a Notary Public, the undersigned officer, personally appeared MARK J. BAILEY and BRENDA BAILEY, his 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.



Laurie A. Goff  
Notary Public

My Commission Expires: 9/18/84

STATE OF CALIFORNIA

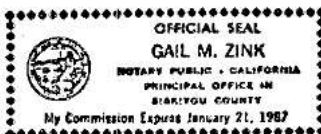
COUNTY OF ALABAMA

ss:

On this the 1 day of APRIL, A.D. 1983, before me, a Notary Public, the undersigned officer, personally appeared BRUCE A. BAILEY and KATIE BAILEY, his wife, known to me (or satis-

factorily 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.



Gail M. Zink  
Notary Public

My Commission Expires: 1/21/87

STATE OF WEST VIRGINIA

COUNTY OF Kanawha

SS:

On this the 24th day of April, A.D. 1983, before me, a Notary Public, the undersigned officer, personally appeared BRIDGET E. BAILEY, now BRIDGET BAILEY SHAFFER and RICHARD SHAFFER, her husband, 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.



James H. Shaffer  
Notary Public

My Commission Expires:

April 24, 1985

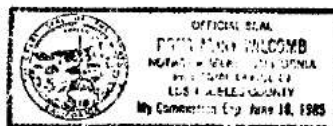
STATE OF CALIFORNIA

COUNTY OF Los Angeles

SS:

On this the 8th day of April, A.D. 1983, before me, a Notary Public, the undersigned officer, personally appeared SHAWN S. BAILEY, unmarried, 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 for the purposes therein contained.

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



Donna Mary Wilcomb  
Notary Public

My Commission Expires: