



R0015KMV

WCR008312

**THIS INSTRUMENT**

HW: 580677 USER: P

TOTAL PAID \$67,063.50

LOCAL REALTY \$1,500.00

FEE \$1,000.00

RECORDING FEES \$63.50

FEE \$

STATE REALTY \$3,000.00

FEE \$

Total Fees: \$

Mar 25, 2014

11:21:27 AM

RECORDED ON

INSTRUMENT NUMBER

201408321

RECORDED OF DEEDS

WASHINGTON, PA

Pennsylvania

MADE the 14<sup>th</sup> day of March, 2014**BETWEEN**Kenneth L. Hanawalt and Susan Ruether Hanawalt,  
party(s) of the first part andShana Quinn , an Individual  
party(s) of the second part**WITNESSETH**, that the said party(s) of the first part, in consideration of  
**Three Hundred and DOLLARS AND NO/100****\$300,000.00**Now paid by the said Grantees, receipt of which is hereby acknowledged, does hereby  
grant and convey unto the said Grantees and to their heirs and assigns,ALL THAT CERTAIN tract of land, Situate in Nottingham Township,  
Washington County, Pennsylvania, being bounded and described as follows:

TO arrive at the true place of beginning, being at a point in the Thomas-Finleyville Road, a public road, which point is the Southwest corner of the tract conveyed by the Grantors herein to Samuel P. Pattillo containing an area of 1.041 acres, as recorded in Deed Book 1452, Page 27, where the same is intersected by the boundary line dividing property now or formerly of the Pittsburgh Coal Company, formerly known as the Retta A. Rainey farm; thence along the line of property now or formerly of Pittsburgh Coal Company and Samuel P. Pattillo, North 20° 39' 45" West, a distance of 340.46 feet to a point, being the point of beginning; thence from said point of beginning and continuing along the boundary line dividing the property now or formerly of Pittsburgh Coal Company and the property herein conveyed, North 20° 39' 45" West, a distance of 1105.87 feet to a point; thence through the larger tract of land of which the within described parcel is a part, North 69° 20' 15" East, a distance of 496.67 feet to a point; thence along the boundary line dividing the property herein conveyed from property to be conveyed to Raymond R. Birch (containing an area of 16.256 acres, more or less), South 24° 51' 18" East, a distance of 908.72 feet to a point on the Easterly line of a 40 foot roadway; thence along said roadway,

South 18° 54' East, a distance of 182.74 feet to a point; thence crossing said roadway, South 71° 06' West, a distance of 40 feet to a point; thence South 50° 44' West, a distance of 270.00 feet to a point, thence by line of property now or formerly of Samuel B. Pattillo (as conveyed by the Grantors herein to Samuel B. Pattillo and containing an area of 1.000 acre, as recorded in Deed Book 1452, Page 31), North 18° 54' West, a distance of 157.75 feet to a point; thence by property now or formerly of Samuel B. Pattillo, South 50° 44' West, a distance of 281.16 feet to a point, being the place of beginning.

**HAVING** erected thereon a structure(s) presently known as 1339 Venetia Road  
Eighty Four, PA 15330

**BEING** designated as Tax Map 530-001-00-00-0036-05

**BEING** the same premises which Kenneth L. Hanawalt and Susan Ruether Hanawalt, husband and wife, by Deed dated 03/15/2013 and recorded 03/15/2013 in the Office of the Recorder of Deeds in and for the County of Washington in Instrument No. 201307627, granted and conveyed unto Kenneth L. Hanawalt and Susan Ruether Hanawalt, husband and wife, as tenants by the entirety.

**EXCEPTING AND RESERVING** to the Grantor, however, all subsurface oil, gas and mineral rights, provided however that there shall be no surface operations on the premises without consent of the Grantee.

**SUBJECT** to all exceptions, reservations, restrictions and covenants, conditions, easements, rights of way, oil and gas leases, and coal and/or mining rights, all or any as set forth in any prior Instruments of record and on the recorded plan.

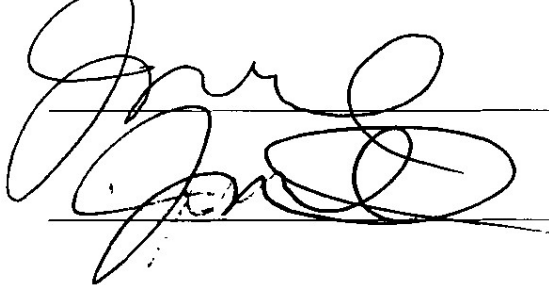
Subject to Restrictions and other matters, if any, appearing of record in Deed Book 968, Page 475, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).


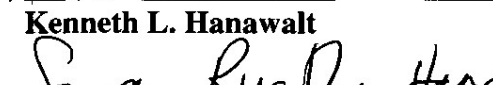
With appurtenances: **TO HAVE and TO HOLD the same unto and for the use of Said party(s) of the second part, their heirs and assigns forever**, And the said party(s) of the first part, Or they /their heirs, executors and administrators covenant with the said party(s) Of the second part their heirs and assigns Against all lawful claimants GENERALLY The same and every part thereof to Warrant and Defend.

**NOTICE – THIS DOCUMENT MAY NOT SELL CONVEY OR 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 THE 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 party(s) of the first part**

**WITNESS:**

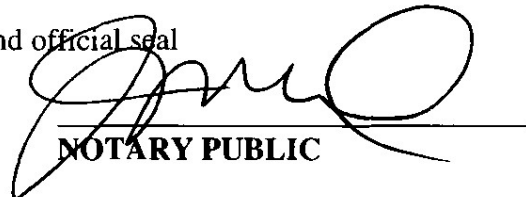


  
**Kenneth L. Hanawalt**  
  
**Susan Ruether Hanawalt**

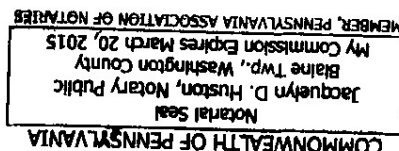
**COMMONWEALTH OF PENNSYLVANIA**  
**COUNTY OF** Washington

On March 14th, 2014, before me a Notary Public the undersigned officer, personally appeared **Kenneth L. Hanawalt and Susan Ruether Hanawalt**, known to me (or satisfactorily proven) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that He/She/they executed the same for purposes herein contained.

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



  
**NOTARY PUBLIC**

**MY COMMISSION EXPIRES:**

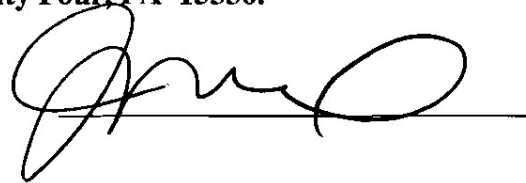


**NOTICE** THE UNDERSIGNED AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, IS/ARE FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED 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 COAL NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

WITNESS:

  
Shana Quinn

I DO HEREBY CERTIFY THAT THE GRANTEE'S PRECISE RESIDENCE IS:  
1339 Venetia Road, Eighty Four, PA 15330.



AFTER RECORDING RETURN TO:

**Preferred Settlement Solutions, LLC**  
429 S. Center Avenue, Suite 1  
New Stanton, PA 15672  
724-635-3290 phone  
724-635-3291 fax