

GENERAL WARRANTY DEED (OFFICIAL NAME)

01355

DBV3753 PAGE247

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RECORDED
WESTMORELAND COUNTY, PA.

2000 APR 25 AM 8:46

D 3753/247

THIS INDENTURE

MADE the 24th day of April, 2000,

BETWEEN JOSEPH S. RUSSO and PATRICIA R. RUSSO, husband and wife, of the Borough of Plum, County of Allegheny and Commonwealth of Pennsylvania,

(hereinafter called "Grantors")

A
N
D

THE WILLIAM B. CLEMMENS TRUST, Craig B. Clemmens, Trustee

(hereinafter called "Grantee"):

WITNESSETH, that the said Grantors in consideration of

THE SUM OF TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)

paid to the Grantors by the Grantee do grant, bargain, sell and convey unto the said Grantee, and to its heirs and assigns,

ALL THAT CERTAIN tract or parcel of ground situate in the Township of Washington, County of Westmoreland and Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point at the dividing line common to lands now or formerly of Frank Schimizzi, Harry Rose and the lands herein being conveyed; thence North 25° 59' 56" East along the dividing line of lands now or formerly of Frank Schimizzi; Donald F. Bayne, William L. Hale, Chester C. Ozog and the lands herein being conveyed, a distance of 1683.00 feet to a point; thence along the line dividing lands now or formerly of Chester C. Ozog and the lands herein being conveyed, South 88° 00' East, a distance of 1732.50 feet to a point on the dividing line between lands now or formerly of John Mondics and the lands herein being conveyed; thence along the dividing line between lands now or formerly of John Mondics and the lands now being conveyed, South 26° 00' 11" West, a distance of 922.33 feet to a point; thence continuing along the dividing lines between lands now or formerly of John Mondics and the lands herein being conveyed, South 7° 30' East, a distance of 704.60 feet to a point; thence along the dividing line of lands now or formerly of Charles L. Shields, Harry Rose and the lands herein being conveyed, North 88° 00' West, a distance of 2158.11 feet to a point at the place of beginning.

CONTAINING 65.544 acres according to the survey made by James R. Deglau, Registered Surveyor, under date of October 4, 1973, Revised: August 4, 1977.

HAVING ERECTED THEREON a two story frame dwelling house and a one and one-half story frame dwelling house.

SUBJECT TO and excepting therefrom a public roadway which extends through the above-described premises according to said survey above-mentioned and is known as Washington Road. Also subject to right of way for a gas line extending through said premises and also subject to an oil and gas lease now held by Equitable Gas Company being known as Oil and Gas Lease No. 3295, Well No. 957, now of record at Deed Book Volume 2063, Page 331. Also excepting and reserving to the Grantors, their heirs, executors and assigns, all of the oil and natural gas in and underlying the said tract of land, together with all of the necessary rights for the purpose of drilling and removing the said oil and gas and the right to store oil and gas beneath the surface.

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EXCEPTING THEREFROM a ten-acre parcel conveyed by Joseph S. Russo and Patricia R. Russo, his wife, to Donald Urich and Vivian Urich, his wife, by deed dated August 25, 1977 and recorded in the Recorder's Office of Westmoreland County, Pennsylvania, in Deed Book Volume 2260, Page 919.

BEING part of the same property which Joseph S. Russo and Patricia R. Russo, his wife, by their deed dated January 10, 1995 and of record in the Recorder's Office of Westmoreland County, Pennsylvania, in Deed Book Vol. 3309 page 356, granted and conveyed their interest unto Joseph S. Russo. Patricia R. Russo is not an owner of record of the above described property and is executing this deed in order to convey and waive any right, title, or marital interest she may have in said property.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE

RECEIVED
TRANSFER APR 25 '00
TAX



833.33

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE

RECEIVED
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TAX



833.34

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TAX



833.33

Kid Area School Dist. - 67250.00
Washington Twp. - 67250.00
Date 4-25-00 Recorder *[Signature]*

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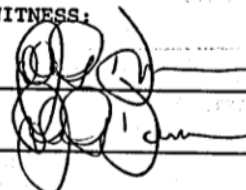
with the appurtenances: **TO HAVE AND TO HOLD** the same to and for the use of the said Grantee, its heirs and assigns forever,

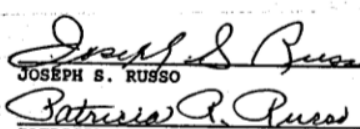
AND the Grantors for themselves, their heirs and assigns, hereby covenant and agree that they will **WARRANT GENERALLY** the property hereby conveyed.

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

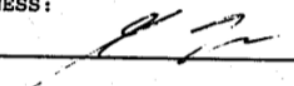
WITNESS:


JOSEPH S. RUSSO (SEAL)


PATRICIA R. RUSSO (SEAL)

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 NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT. 10, P. L. 874, NO. 156 § 1.

WITNESS:


WILLIAM B. CLEMENS TRUST
CRAIG B. CLEMENS, TRUSTEE

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY)

SS.

On this the 24th day of April, 2000, before me, a Notary Public, the undersigned officer, personally appeared JOSEPH S. RUSSO and PATRICIA R. RUSSO 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.


Notary Public

Maria A. Hospodar, Notary Public
Oakmont Boro, Allegheny County
My Commission Expires Oct. 15, 2001
Member, Pennsylvania Association of Notaries

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COMMONWEALTH OF PENNSYLVANIA)
) SS.
 COUNTY OF _____)

STATE OF

COUNTY OF

On this _____ day of _____
 A.D. 19____, before me
 in and for said _____
 came the above named _____

On this, the _____ day of _____,
 19____ before me,
 the undersigned officer,
 personally appeared _____

and acknowledged the foregoing
 Indenture to be
 act and deed, to the end that it
 may be recorded as such.
 WITNESS my hand and _____ seal.

known to me (or satisfactorily
 proven) to be the person _____ whose
 name _____ 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.

_____ (SEAL)
 My Commission Expires _____

TITLE OF OFFICER.

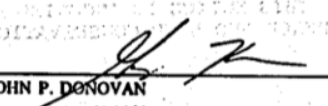
My Commission Expires _____

Certificate of Residence

I, John P. Donovan, Esquire, do hereby certify that the Grantee's precise residence is

276, R.R. 366, Apollo, PA 15613

Witness my hand this 24th day of April, 2000.


 JOHN P. DONOVAN

COMMONWEALTH OF PENNSYLVANIA)

) SS:

COUNTY OF WESTMORELAND)

Recorded on this _____ day of _____, 2000, in the Recorder's Office of
 Westmoreland County, in Deed Book Volume _____, Page _____.

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

 Recorder