

DEED BOOK No. 596

TOGETHER with all and singular, the general improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said party of the first part, in law, equity or otherwise, howsoever, of, in and to the same and every part thereof,

TO HAVE AND TO HOLD the said lot No. 70. hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns, FOREVER.

AND George R. Beck, the said party of the first part, for himself, his heirs, executors and administrators, does by these presents covenant, grant and agree to with the said parties of the second part, their heirs and assigns, that he, the said party of the first part, his heirs, all and singular the hereditaments and premises hereinabove described and granted, or mentioned, and intended so to be, with the appurtenances, unto the said parties of the second part, their heirs and assigns, against he, the said party of the first part, and his heirs, and against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part thereof, SHALL AND WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said part 16th of the first part has to these presents set his hand and seal. Dated the day and year first above written.

Sealed and Delivered in the Presence of

John L. Beck

George R. Beck (SEAL)

COMMONWEALTH OF PENNSYLVANIA, }
COUNTY OF WASHINGTON } SS.

On this 16th day of May A. D. 1934, before me, Anna M. Beck, Notary Public came the above named George R. Beck, and acknowledged the foregoing Indenture to be his act and deed, and desired the same to be recorded as such.

Witness my hand and Notarial seal, the day and year aforesaid.

(NOTARIAL SEAL)

Anna M. Beck (SEAL)

My commission expires November 16, 1935

I hereby certify that the precise residence of the Grantee within named is Bentleyville.

Recorded and compared May 18th, 1934. JOHN H. COOPER, Recorder. Per A. M. L.

JOHN MAJOROS ET UX.

TO

JOHN EVANS ET UX.

THIS INDENTURE Made the 18th day of May in the year of our Lord, one thousand nine hundred and thirty-four

BETWEEN JOHN MAJOROS and ZUZANA MAJOROS, his wife, of Fallowfield Township, Washington County, Pennsylvania, parties of the first part and JOHN EVANS and MARY EVANS, his wife, of the same place, parties of the second part:

WITNESSETH, that the said parties of the first part, in consideration of Six Thousand (\$6,000.00) Dollars to them now paid by the said parties of the second part, do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns,

All those four certain tracts or parcels of land described as follows:-

FIRST:- All that certain tract or parcel of land situate in Fallowfield Township, Washington County, Pennsylvania, and bounded and described as follows, to-wit:- BEGINNING at a

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White Oak near the old Pittsburg Road; thence extending South 62° West, Eighty-two (82) perches to Morton's line; thence South 45° East, sixty-one (61) perches to a stake; thence by land hereinafter described at "Second" and "Third", South 30° East, one hundred eight and two tenths (108.2) perches to a stake; thence by land hereinafter described at "Fourth", and land of Redd, North 45° East, one hundred three and seven tenths (103.7) perches to a black oak; thence North 20° West, twenty-eight and five tenths (28.5) perches to a stake; thence North 44° West, fifty-five (55) perches to a stake; thence North 53° West, sixty-one (61) perches to the place of beginning. Containing Ninety (90) Acres and Twenty (20) Perches, more or less.

SECOND:- All that certain tract or parcel of land situate in Fallowfield Township, Washington County, Pennsylvania, and bounded and described as follows, to-wit:- BEGINNING at a post; thence by land now or formerly of William Neblock, Sr., North 46° West, fifty-seven (57) perches to a stone; thence North 40° East, sixty-four (64) perches to a post near three white oaks; thence by land hereinabove described at "First", South 30° East, twenty-seven (27) perches to a post; thence South 60° West, two (2) perches to a post; thence south 30° East, twenty (20) perches to a white oak; thence North 60° East, two (2) perches to a post; thence by land hereinabove described at "First", South 30° East, twenty-three (23) perches to a post; thence by land hereinafter described at "Third", and land of William Mitchell's Heirs, South 53° West, forty-five (45) perches to the place of beginning. Containing Twenty-one (21) Acres, more or less.

THIRD:- All that certain tract or parcel of land situate in Fallowfield Township, Washington County, Pennsylvania, and bounded and described as follows, to-wit:- BEGINNING at a post; thence by land hereinabove described at "Second", South 53° West, fifteen (15) perches; thence by land of William Mitchell's Heirs, South 28° East, fifty-four (54) perches to a post; thence by the same, North 53° East, sixteen (16) perches to a post; thence by land hereinafter described at "Fourth", and land hereinabove described at "First", North 23° West, fifty-four (54) perches to the place of beginning. Containing Five (5) Acres and thirty-seven (37) Perches, more or less.

FOURTH:- All that certain tract or parcel of land situate in Fallowfield Township, Washington County, Pennsylvania, being all of a lot of land situate on the waters of Pigeon Creek, cut off by a run from the land formerly owned by Jefferson Reed, and adjoining other lands formerly of Noah Jones, and on the Western side of said run and the private road, there being in said lot One Half (1/2) Acre, more or less.

EXCEPTING AND RESERVING herefrom and hereout, and from and out of the four tracts or parcels of land hereinabove described, all the Pittsburg or River Vein of Coal, together with such mining rights, privileges and conditions as are granted and conveyed by, and contained in the Deed of Noah Jones et ux to John Simpson, dated April 20, 1899, and recorded in the Recorder's Office of said Washington County in Deed Book Vol. 222 Page 323.

The four tracts of land hereinabove described being the same which were conveyed to John Majoros by Albert Jones et ux by Deed dated May 4th., 1907 and recorded in the Recorder's Office in and for Washington County, Pennsylvania, in Deed Book Vol. 353 Page 58.

EXCEPTING AND RESERVING, ALSO, unto and for the use of the parties of the first part, their heirs and assigns, the three-fourths (3/4) of all other veins of coal and three-fourths (3/4) of all the natural gas and oil in and underlying the four tracts of land hereinabove described.

With the appurtenances: TO HAVE AND TO HOLD the same unto and for the use of the said parties of the second part, their heirs and assigns forever,

And the said parties of the first part for themselves, their heirs, executors and administrators covenant with the said parties of the second part, their heirs and assigns against all lawful claimants the same and every part thereof to Warrant and Defend.

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WITNESS the hands and seals of the said parties of the first part.

Attest:

Irene G. Findley
(\$6.00 I. R. Stamps)

John Majoros (SEAL)
Zuzana Majoros (SEAL)

COMMONWEALTH OF PENNSYLVANIA, }
COUNTY OF WASHINGTON } SS.

On this 18th day of May A. D. 1934, before me, a Notary Public in and for said state and county, personally came the above named John Majoros and Zuzana Majoros, his wife, and acknowledged the foregoing Indenture to be their act and deed, to the end that it may be recorded as such.

WITNESS my hand and notarial seal.

(NOTARIAL SEAL)

Irene G. Findley

My commission expires June 27, 1936

CERTIFICATE OF RESIDENCE.

I, _____ do hereby certify that _____ precise residence is _____

Witness my hand this _____ day of _____ 193____

Recorded and compared May 18th, 1934.

JOHN H. COOPER, Recorder.

Per A. M. L.

JOHN KOSMACH ET AL.

TO

JOHN LUDVIK ET AL.

THIS INDENTURE Made the 30th day of August in the year of our Lord, one thousand nine hundred and thirty three BETWEEN JOHN KOSMACH and MARY KOSMACH,

of North Strabane Township, Washington County, Pennsylvania parties of the first part and JOHN LUDVIK and MARY LUDVIK, of North Strabane Township, Washington County, Pennsylvania parties of the second part:

WITNESSETH, that the said parties of the first part, in consideration of Four Hundred and Seventy five dollars (\$475.00) to them now paid by the said parties of the second part, do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns,

All those certain lots of ground situated in North Strabane Township, Washington County, Pennsylvania, known as lots No. 220-221 in the Alexander Land Company plan of Lots, of record in the Recorder's office of said Washington County in Plan Book No. 3, page 18-19; said two lots of ground being more particularly described together as follows: Bounded on the North by lot No. 222, on the south by View Avenue; on the East by Alley C; on the West by Alexander Avenue; having a frontage on the east side of Alexander Avenue of 75 feet and extending back to Ally C 150 feet with a frontage on Ally C of 62.95 feet.

Being the same lot of ground conveyed to the said John Kosmach and Mary Kosmach, his wife, by deed dated September 10, 1928 and recorded in the Recorder's office of Washington County in Deed Book Vol. 557, page 420 and this present conveyance is made subject to the exception and reservation of coal and mining rights as excepted, reserved and mentioned in said recited deed.

With the appurtenances: TO HAVE AND TO HOLD the same unto and for the use of the said parties of the second part their heirs and assigns forever,

And the said John Kosmach and Mary Kosmach, his wife for their heirs, executors and administrators covenant with the said parties of the second part their heirs and assigns against all lawful claimants the same and every part thereof to Warrant and Defend.