



60 2006 00015754

Allegheny County  
Valerie McDonald Roberts  
Recorder of Deeds  
Pittsburgh, PA 15219

Instrument Number: 2006-15754

Recorded On: May 22, 2006

As-Deed

Parties: ROY ANUP G

To PIKHURKO OLEG

# of Pages: 6

Comment:

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

Deed 47.00

Pages > 4 1

Names > 4 0

Total: 47.00

**Realty Transfer Stamp**

Affidavit Attached-No	Stamp Num-T262220
PITTSBURGH	
Ward-15-HAZELWOOD-GREENFIELD	
Blk/Lot-54M312	Value 98,000.00
Commonwealth of Pennsylvania	980.00
Munic-Pittsburgh City of	1,960.00
School District-Pittsburgh	980.00
	3,920.00

**Deed Registry Stamp**

I hereby certify that the within and foregoing was recorded in the Recorder's Office in Allegheny County, PA

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

**File Information:**

Document Number: 2006-15754

Receipt Number: 682419

Recorded Date/Time: May 22, 2006 11:40A

Book-Vol/Pg: BK-DE VL-12853 PG-170

User / Station: M Ward - Cash Super 01

**Record and Return To:**

KEYSTONE CLOSING SERVICES  
WILL CALL  
PITTSBURGH PA 15219



Valerie McDonald-Roberts Recorder of Deeds

(5)

# WILL CALL

## Keystone Closing Services

Prepared By:  
Stewart Title Guaranty Company  
1980 Post Oak Blvd  
Houston, TX 77056  
800-729-1906

Return To:

CPN#

Fee Simple Deed

**This Indenture** Made the 24<sup>th</sup> day of August

in the year of our Lord 2005

Between ANUP G. ROY AND SANGITA GHOSH ROY FKA SANGITA BISWAS,  
HUSBAND AND WIFE (hereinafter called the Grantor(s), of the one part), and

OLEG PIKHURKO

(hereinafter called the Grantee(s), of the other part);

Witnesseth That the said Grantor(s) for and in consideration of the sum of 198,000.00  
Ninety-Eight Thousand and 00/100

DOLLARS

lawful money of the United States of America, unto them well and truly paid by the said Grantee(s),  
at and before the sealing and delivery of these presents, the receipt whereof is hereby  
acknowledged, has/have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and  
by these presents do/does grant, bargain, sell, alien, enfeoff, release and confirm unto the  
Grantee(s) he/she/their Heirs and Assigns, as

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same land conveyed to the Grantor(s) herein by HOWARD H. FINKEL, EXECUTOR OF  
THE ESTATE OF GERI T. FINKEL (AKA GERI U. FINKEL) by Deed Dated FEBRUARY 12,  
2003 and recorded MARCH 10, 2003 in ALLEGHENY County, Deed Book 11575 at Page 541.

Premises known as:

3976 BEECHWOOD BOULEVARD  
PITTSBURGH, PA 15217

Subject to easement, restrictions, covenants, agreements, and mineral exception, if any, of record.

54m-312

**EXHIBIT "A"**

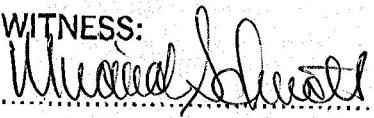
All that certain lot or piece of ground situate in the 15th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 55 in a certain plan of lots laid out by John E. Born called "Beechwood" and recorded in Plan Book Volume 32, pages 58 to 64:

BEGINNING on the Northerly line of Beechwood Boulevard at the dividing line between Lots Nos. 54 and 55 in said plan; thence Westwardly along the Northerly line of Beechwood Boulevard by the arc of a circle curving to the left and having a radius of 667.41 feet a chord distance of 40 feet to the dividing line between Lots Nos. 55 and 56 in said plan; thence Northwardly along the dividing line between said Lots 55 and 56, a distance 110 feet to the line dividing Lot No. 55 from Lots Nos. 83 and 84 in said plan thence Eastwardly along the last mentioned dividing line 46.70 feet to the dividing line between Lots Nos. 54 and 55 aforesaid; and thence Southwardly along the dividing line between said Lots Nos. 54 and 55, a distance of 105.19 feet to the Northerly line of Beechwood Boulevard at the place of beginning.

J

**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.

WITNESS:

  
Michael Shantz

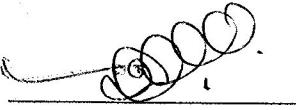
  
Oleg Pichurka

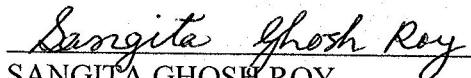
Together with all and singular the buildings and improvements, ways, street, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the said Grantor(s), as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s) he/she/their Heirs and Assigns to and for the only proper use and behoof of the said Grantee(s), he/she/their Heirs and /Assigns, forever, as

And the said Grantor(s), for him/her/them, his/her/their Heirs, Executors, and Administrators do/does by these presents, covenant, grant, promise and agree, to and with the said Grantee(s), his/her/their Heirs and Assigns that the said Grantor(s) and his/her/their Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto said Grantee(s), his/her/their Heirs and Assigns, against the said Grantor(s) and his/her/their Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will BY THESE PRESENTS WARRANT and DEFEND.

IN WITNESS WHEREOF, the said party(ies) of the first part to these presents has/have hereunto set his/her/their hand(s) and seal(s). Dated the day and year first above written.

  
ANUP G. ROY

  
SANGITA GHOSH ROY  
FKA SANGITA BISWAS

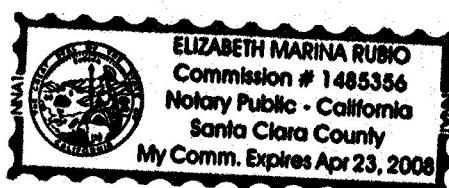
Commonwealth of California  
County of Santa Clara

On this, the 24<sup>th</sup> day of August, 2005, before me, a Notary Public the undersigned Officer, personally appeared ANUP G. ROY known to me (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 therein contained.

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

My Commission Expires: 4/23/08

  
Elizabeth Marina Rubio  
Notary Public



(SEAL)

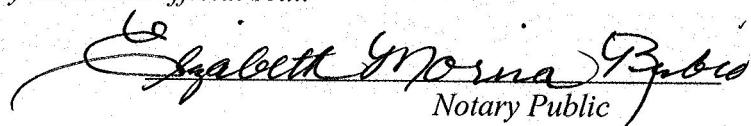
Commonwealth of California

County of Santa Clara

On this, the 24<sup>th</sup> day of August, 2005, before me, a Notary Public the undersigned Officer, personally appeared SANGITA GHOSH ROY FKA SANGITA BISWAS known to me (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 therein contained.

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

My Commission Expires: 4/23/08

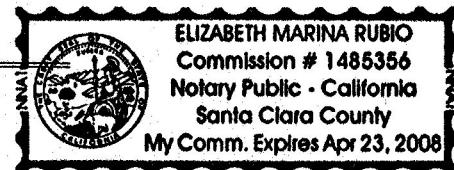
  
Elizabeth Marina Rubio  
Notary Public

(SEAL)

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**DEED.**

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**TO**

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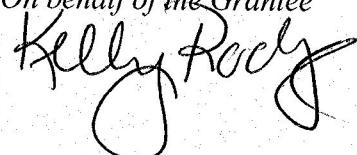
File # NPA:

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The residence of the within-named Grantee is

3976 Beechwood Blvd  
Pgh PA 15217

On behalf of the Grantee

  
Kelly Rocky