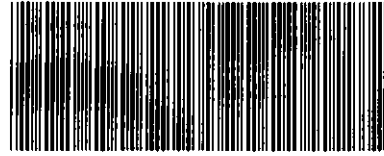


**RECORDER OF DEEDS
ELK COUNTY**
Peter Weidenboerner

Elk County
240 Main Street
P.O. Box 314
Ridgway, PA 15853
Phone: (814) 776-5347



0304781-00350

RECORDING COVER PAGE

Page 1 of 7

Document Type: Deed
Document Date: 12/08/2017 09:03:40 AM
Document Number: 2017-003595

Transaction #: 383849
Document Page Count: 6

RETURN TO:
DELANEY & FRITZ PC
936 PHILADELPHIA STREET, SECOND FLOOR
INDIANA, PA 15701

SUBMITTED BY:
DELANEY & FRITZ PC
936 PHILADELPHIA STREET, SECOND FLOOR
INDIANA, PA 15701

DOCUMENT REFERENCE NAME:

CONSIDERATION/SECURED AMT:	\$7,003.00
FEES / TAXES:	
Recording Fee: Deed	\$71.75
State RTT	\$70.03
Millstone Township RTT	\$35.01
Forest Area RTT	\$35.02
Additional Names Fee	\$2.00
Additional Pages Fee	\$4.00
Parcel Id Fee	\$20.00
Total:	\$237.81

Document Number: 2017-003595
Recorded Date: 12/08/2017

I hereby CERTIFY that this document
is recorded in the Recorder's Office of
Elk County, Pennsylvania



P. W. Weidenboerner

P. W. Weidenboerner
Recorder of Deeds

NOTE: If document data differs from cover sheet, document data always supersedes.
*COVER PAGE MAY NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT
FOR ANY ADDITIONAL INFORMATION.

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

THIS INDENTURE

MADE the 21st day of November, in the year of our Lord two thousand and seventeen (2017),

BETWEEN

JEROME COCHRAN and MARY CATHERINE COCHRAN, Husband and Wife, of Freedom, Beaver County, Pennsylvania, and DONALD P. FRITZ, JR. and SANDRA P. FRITZ, Husband and Wife, of Indiana, Indiana County, Pennsylvania,

GRANTORS,

AND

DONALD E. FRITZ, Single, of Sarasota, Sarasota County, Florida, TED P. FRITZ, A married man dealing in his sole and separate property, of Murrysville, Westmoreland County, Pennsylvania, RYAN S. FRITZ, Single, of Indiana, Indiana County, Pennsylvania, and JASON M. COCHRAN, Single, of Marina Del Rey, Los Angeles County, California, as tenants in common,

GRANTEES,

WITNESSETH, that the said Grantors, in consideration of ONE AND NO/100 (\$1.00) DOLLARS to them now paid by the said Grantees, do grant, bargain, sell and convey unto the Grantees, their respective heirs and assigns,

ALL that certain piece, parcel or lot of land situate, lying and being in the Township of Millstone, County of Elk and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe marker standing in the Western line of the Allegheny National Forest Lands, which place of beginning is South 0° 29' West, 822 feet from a 2" iron pipe marking the Northeast corner of the Perry Brittan 100 acre tract; thence North 89° 31' West, 317 feet to an iron pipe marker; thence South 14° 59' West, 219.7 feet to an iron pipe marker standing in the Northeasterly side of a private road; thence South 38° 49' East along the Northerly margin of said private road 87 feet to an iron pipe; thence South 49° 59' East 413 feet along the Northerly line of said private road to an iron pipe standing in the Westerly line of Allegheny National Forest Land; thence North 0° 29' East 542.5 feet along land of the Allegheny National Forest to the place of beginning.

CONTAINING 3.17 acres.

BEING a part of a 100 acre tract know as the "Perry Brittan Tract," and being a part of the same premises claimed by John E. Gregg and Elizabeth Gregg, his wife, by

virtue of adverse possession against William Dickey, William Kelso, and S. M. Moore, by Adverse Possession Deed, which said deed is recorded in the Recorder's Office of Elk County in Deed Book 138, page 367.

TOGETHER with the right in the Grantees, their heirs and assigns, to use in common with the Grantors, their heirs and assigns, the private road running from the Township Road to the road known as the Old Olean Road, provided that the Grantees, their heirs and assigns, contribute to the maintenance and upkeep of the said road.

SUBJECT to all exceptions and reservations of oil, gas and minerals as may appear of record in the prior chain of title.

BEING the same premises as conveyed to Jerome Cochran and Mary Catherine Cochran, Husband and Wife, and Donald P. Fritz, Jr. and Sandra P. Fritz, Husband and Wife, as tenants by the entireties in regard to their respective undivided one half interest and as tenants in common as to the whole, by deed of L. E. Smith, Widower, dated May 16, 1979 and recorded in the Recorder's Office in and for Elk County in Deed Book Volume 221, page 668 on May 21, 1979.

KNOWN as Parcel ID #: 08-16-007-1686.

THE GRANTORS STATE THAT THE HEREINABOVE DESCRIBED PROPERTY IS NOT PRESENTLY BEING USED FOR THE DISPOSAL OF HAZARDOUS WASTE, NOR TO THE BEST OF THEIR KNOWLEDGE, INFORMATION AND BELIEF HAS IT EVER BEEN USED FOR THE DISPOSAL OF HAZARDOUS WASTE. THIS STATEMENT IS MADE IN COMPLIANCE WITH THE SOLID WASTE MANAGEMENT ACT, ACT OF JULY 7, 1980, P.L. 380, 35 P.S. § 6018.101, ET SEQ.,

TOGETHER with the appurtenances: TO HAVE AND TO HOLD the same unto and for the use of the Grantees, their heirs and assigns forever,

And the Grantors covenant and agree with the Grantees, their heirs and assigns, that they will warrant GENERALLY the premises hereby conveyed.

NOTICE - THIS DOCUMENT 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 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.]

This transaction is exempt from Realty Transfer Tax as it is a conveyance from parents to children.

WITNESS the hands and seals of the Grantors.

WITNESS:

Christine Young Jerome Cochran (SEAL)
JEROME COCHRAN

Christine Young Mary Catherine Cochran (SEAL)
MARY CATHERINE COCHRAN

Ryan Fritz Donald P. Fritz, Jr. (SEAL)
DONALD P. FRITZ, JR.

Ryan Fritz Sandra P. Fritz (SEAL)
SANDRA P. FRITZ

NOTICE

In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966", we, the undersigned grantees, hereby certify that we know and understand that we may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the purchased property may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. we further certify that this certification is in a color contrasting with that in the deed proper and is printed in twelve point type preceded by the word "notice" printed in twenty-four point type.

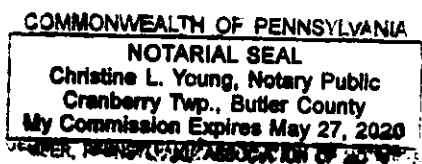
Witness:

This _____ day of _____.

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF ~~BEAVER~~ Butler :

ON this the 21 day of November, 2017, before me, a Notary Public, the undersigned officer, personally appeared JEROME COCHRAN, 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.



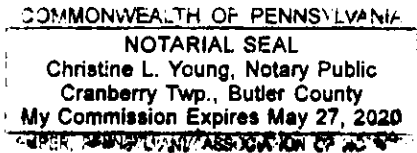
Christine Young
NOTARY PUBLIC

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF ~~BEAVER~~ *Butler* :

ON this the 21 day of November, 2017, before me, a Notary Public, the undersigned officer, personally appeared **MARY CATHERINE COCHRAN**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

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



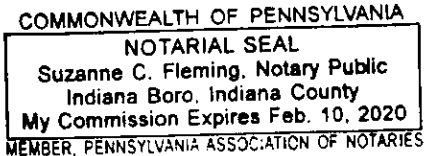
Christine L. Young
NOTARY PUBLIC

My Commission Expires: May 27, 2020

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF INDIANA :

ON this the 29th day of November, 2017, before me, a Notary Public, the undersigned officer, personally appeared **DONALD P. FRITZ, JR.**, 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.



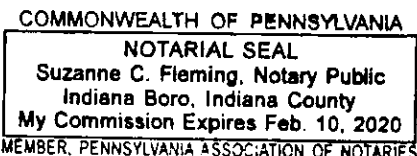
Suzanne C. Fleming
NOTARY PUBLIC

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF INDIANA :

ON this the 29th day of November, 2017, before me, a Notary Public, the undersigned officer, personally appeared **SANDRA P. FRITZ**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

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



Suzanne C. Fleming
NOTARY PUBLIC

My Commission Expires:

CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and complete post office address of the within named Grantees is: 129 West Oak Court, Indiana, PA, 15701.

DATE: November 29, 2017

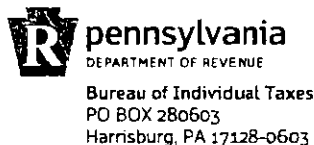


Attorney for Grantees

PREPARED BY AND MAIL TO:

Ryan S. Fritz, Esquire
DELANEY & FRITZ, P.C.
936 Philadelphia Street, First Floor
Indiana PA 15701
(724) 349-2255

REV-183 EX (04-10)



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY	
State Tax Paid	
Book Number	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Ryan S. Fritz, Esquire	Telephone Number: (724) 349.2255, x23
Mailing Address 936 Philadelphia Street, Second Floor	City Indiana
	State PA
	ZIP Code 15701

B. TRANSFER DATA

Grantor(s)/Lessor(s) Jerome Cochran and Mary Catherine Cochran, his wife; and Donald P. Fritz, Jr. and

C. Date of Acceptance of Document

Grantee(s)/Lessee(s) Donald E. Fritz, Ted P. Fritz, and Ryan S. Fritz, and Jason M. Cochran

Mailing Address Sandra P. Fritz, his wife 936 Philadelphia Street, Second Floor	City Indiana	State PA	ZIP Code 15701
Mailing Address 936 Philadelphia Street, Second Floor	City Indiana	State PA	ZIP Code 15701

D. REAL ESTATE LOCATION

Street Address 364 McKinney Lane	City, Township, Borough Sigel
County Elk	School District
	Tax Parcel Number 08-16-007-1686

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration \$5,000.00	2. Other Consideration + -0-	3. Total Consideration = \$5,000.00 paid by Donald E. *
4. County Assessed Value 12,450	5. Common Level Ratio Factor x 2.25	6. Fair Market Value = \$28,012.50 divided by 4 Grantee: = \$7,003.13 x 2% = \$140.06

F. EXEMPTION DATA

1a. Amount of Exemption Claimed as to Cochran 25% as to Fritz 100%	1b. Percentage of Grantor's Interest in Real Estate 100% 100%	1c. Percentage of Grantor's Interest Conveyed 100% 100%
--	---	---

Check Appropriate Box Below for Exemption Claimed. * Fritz, Ted P. Fritz and Ryan S. Fritz to Jerome Cochran and Mary Catherine Cochran, his wife

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) Jason M. Cochran is the son of Jerome Cochran and Mary Catherine Cochran.

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date 11/29/2017
Ryan S. Fritz, Esquire	

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.