

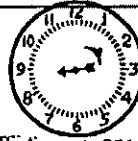
MAY 21 '79 PM

848

221

668-

# This Deed



ENTERED FOR RECORD  
L. V. UHERICK, Recorder

Made the 16 day of MAY nineteen hundred and 79

Between L. E. SMITH, Widower, of the State of Florida -----GRANTOR

**A  
N  
D**

JEROME COCHRAN and MARY CATHERINE COCHRAN, Husband and Wife, of the City of Pittsburgh, Allegheny County, Pennsylvania and DONALD P. FRITZ, JR. and SANDRA P. FRITZ, Husband and Wife, of the Borough of Indiana, Indiana County, Pennsylvania, as tenants by the entireties in regard to their respective undivided one half interest and as tenants in common as to the whole ----- GRANTEES

WITNESSETH, that in consideration of the sum of ONE DOLLAR (\$1.00) in hand paid, the receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey unto the said 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 N89°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 Northernly margin of said private road 87 feet to an iron pipe; thence South 49°59' East, 413 feet along the Northernly side 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 known 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 to the extent that the same are now owned by third parties.

BEING the same premises as conveyed to John Harris Smith and L. E. Smith as joint tenants with the right of survivorship and not as tenants in common, by deed of J. Harris Smith, et al, dated September 13, 1974 and recorded in the Recorder's Office in and for Elk County in Deed Book 203 at page 781 on September 25, 1974.

John H. Smith died on September 7, 1977 in Summerville, Pennsylvania and title to said premises vested in the said Grantor as surviving tenant.

221 669

**THIS DOCUMENT MAY 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 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 above notice is included in this Deed solely for the purpose of compliance with Act No. 431 approved the 17th day of July, A. D. 1957, and under no circumstances shall it be construed as a reservation of coal and incidental rights of mining and removing same if in fact there has not been an actual prior severance of coal or the right of surface support.*

*The Grantors do hereby certify that the true, full and complete value hereof, as required to be set forth herein, by the Realty Transfer Tax Act of the Commonwealth of Pennsylvania, is the sum of*

TWENTY THOUSAND and no/100-----DOLLARS (\$20,000.00).

**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.












To have and to hold by the grantee(s)

221 670

The Grantor(s) warrant  
hereby conveyed.

the property

Witness the hand(s) and seal(s) of the Grantor(s)

X L. E. Smith   
  
  
  
  
  
  
  
  
  


Witness:

Lurene Smith

Janice M. Cooley

FOREST AREA SCHOOL DISTRICT  
REALTY TRANSFER TAX  
DATE: May 21, 1979  
\$ 200.00  
LOUIS UHERNICK  
RECORDER

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER TAX  
DATE: MAY 21 1979  
\$ 200.00  
RECORDED

State of ~~Pennsylvania~~, FLORIDA

County of MARION

ss:

On this 18 day of May 1979, before me JANICE M. COOLEY  
the undersigned officer appeared L.E. SMITH

known to me (or satisfactorily proven) to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged that he, she, or they executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Janice M. Cooley  
Notary Public  
(Title of Officer)  
Notary Public, State of Florida at Large  
My Commission Expires Aug. 9, 1981  
Issued by American Fidelity & Guaranty Company

Certificate of Residence

I hereby certify that the precise address of the grantee(s) is Donald P. Fritz, Jr.  
Box 98A, R. D. #1, Sigo, Pa.

David A. Fritz