

RECORDER OF DEEDS
ELK COUNTY
Peter Weidenboerner

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



0322242-0011A

RECORDING COVER PAGE Page 1 of 7

Document Type: Deed
Document Date: 03/20/2019 09:00:33 AM
Document Number: 2019-000645
Transaction #: 414563
Document Page Count: 6

RETURN TO:
DELANEY & FRITZ, P C
936 PHILADELPHIA ST
FIRST FLOOR
INDIANA, PA 15701

SUBMITTED BY:
DELANEY & FRITZ, P C
936 PHILADELPHIA ST
FIRST FLOOR
INDIANA, PA 15701

DOCUMENT REFERENCE NAME:

CONSIDERATION/SECURED AMT: \$28,012.50
FEES / TAXES:

Recording Fee: Deed	\$71.75
State RTT	\$280.13
Millstone Township RTT	\$140.06
Forest Area RTT	\$140.07
Additional Names Fee	\$0.50
Additional Pages Fee	\$4.00
Miscellaneous Fee	\$2.00
Parcel Id Fee	\$20.00
Total:	\$658.51

Document Number: 2019-000645
Recorded Date: 03/20/2019
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 18th day of March, in the year of our Lord two thousand and nineteen (2019),

BETWEEN

DONALD E. FRITZ, a married man dealing in his sole and separate property, of Nokomis, Florida, TED P. FRITZ, a married man dealing in his sole and separate property, of Murrysville, Pennsylvania, RYAN S. FRITZ, Single, of Indiana, Pennsylvania, and JASON M. COCHRAN, Single, of Playa Vista, California, tenants in common,

GRANTORS,

AND

FRICOC, LLC, a Pennsylvania Limited Liability Company, with headquarters at 936 Philadelphia Street, Second Floor, Indiana, Pennsylvania,

GRANTEE,

WITNESSETH, that the said Grantors, in consideration of ONE AND NO/100 (\$1.00) DOLLAR and other good and valuable consideration to them now paid by the said Grantee, do grant, bargain, sell and convey unto the Grantee, its successors 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 Grantee, its 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 Grantee, its successors 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 the Grantors by deed of 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, dated November 21, 2017 and recorded in the Recorder's Office in and for Elk County at Document Number 2017-003595.

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 Grantee, its successors and assigns forever,

And the Grantors covenant and agree with the Grantee, its successors 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.]

WITNESS the hands and seals of the Grantors.

WITNESS:

 (SEAL)
DONALD E. FRITZ

 (SEAL)
TED P. FRITZ

 (SEAL)
RYAN S. FRITZ

 (SEAL)
JASON M. COCHRAN

NOTICE

In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966", the undersigned grantee hereby certifies that it knows and understands that it 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. It further certifies 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 18th day of March, 2019.

STATE OF FLORIDA

:
: ss.

COUNTY OF Sarasota

ON this the 12th day of March, 2019, before me, a Notary Public, the undersigned officer, personally appeared DONALD E. FRITZ, 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.



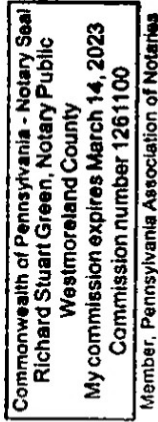

NOTARY PUBLIC

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF Westmoreland : ss.

ON this the 16th day of March, 2019, before me, a Notary Public, the undersigned officer, personally appeared TED P. FRITZ, 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.



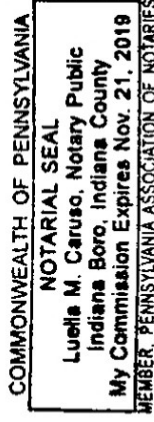
Richard Stuart Green
NOTARY PUBLIC

My Commission Expires: MARCH 14, 2023

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF INDIANA : ss.

ON this the 18th day of March, 2019, before me, a Notary Public, the undersigned officer, personally appeared RYAN S. FRITZ, 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.



Luelia M. Caruso
NOTARY PUBLIC

My Commission Expires: 11-21-19

STATE OF CALIFORNIA :
COUNTY OF Los Angeles : ss.

ON this the 13 day of March, 2019, before me, a Notary Public, the undersigned officer, personally appeared JASON M. 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.



Andrew Shawn Leader
NOTARY PUBLIC

My Commission Expires: 11-13-2022

CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and complete post office address of the within named Grantee is: 936 Philadelphia Street, Second Floor, Indiana, Pennsylvania, 15701.

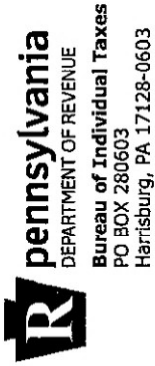
DATE: March 18, 2019


Attorney for Grantee

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 (2-15)



REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

See reverse for instructions.

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. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

Name Ryan S. Fritz, Esquire	Telephone Number: (724) 349-2255
Mailing Address 936 Philadelphia Street, First Floor	State ZIP Code PA 15701

B. TRANSFER DATA

Date of Acceptance of Document / /	Grantee(s)/Lessor(s) Fritz, Donald, Ted, Ryan; Cochran, Jaso	Telephone Number: (724) 349-2255
Mailing Address 129 West Oak Court	FRICOC, LLC	Telephone Number: (724) 349-2255
City Indiana	Mailing Address 936 Philadelphia Street, Second Floor	State ZIP Code PA 15701

C. REAL ESTATE LOCATION

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

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N	
1. Actual Cash Consideration 1.00	3. Total Consideration = 1.00
4. County Assessed Value 12.45	6. Computed Value = 28,012.50

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 0.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____ (Estate File Number)
- 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.) _____

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

03/15/19

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