

THIS INDENTURE

Made the 5th day of February, 2021

BETWEEN:

CHARLEEN MARIE CAVOTO, CYNTHIA CAVOTO BRIDEAU, and CHRIS TINA CAVOTO, as CO-TRUSTEES OF THE VERONICA A. CAVOTO REVOCABLE TRUST dated March 21, 1996, of the County of Indiana and Commonwealth of Pennsylvania;

(hereinafter called "Grantor")

A N D

BERNARD K. BRUNS and MARGARET A. BRUNS, his wife, of the Township of White, County of Indiana and Commonwealth of Pennsylvania;

(hereinafter called "Grantees"):

Witnesseth, that the Grantor in consideration of **-----ONE HUNDRED SIXTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS -----(\$167,500.00) -----** paid to the Grantor by the Grantees does grant, bargain, sell, and convey unto the Grantees, their heirs and assigns,

ALL of that certain lot or tract of land situate in the Township of White, County of Indiana, and Commonwealth of Pennsylvania, being Proposed Parcel No. 1 in accordance with a survey of Scott A. Bowman of Bowman Land Surveying Co., for the Cavoto Properties, dated March 16, 2020, and recorded on November 20, 2020, in the Recorder of Deeds Office of Indiana County, Pennsylvania as Instrument No. 2020-314036 being more particularly bounded and described as follows:

BEGINNING at a 5/8" existing iron pin located at the northwest corner of the lands herein being conveyed and along land now or formerly of Nancy Jones, North 67° 16' 10" East 210.00 feet to an existing 5/8" iron pin; thence at existing 5/8" iron pin North 24° 00' 00" East 151.89 feet to an existing 5/8" iron pin; thence at existing 5/8" iron pin North 51° 30' 38" East 73.48 feet to point in centerline of State Route 422 (Ben Franklin Road); thence at point in centerline of State Route 422 (Ben Franklin Road) South 43° 25' 22" East 138.93 feet to point in centerline of State Route 422 (Ben Franklin Road); thence at point in centerline of State Route 422 (Ben Franklin Road) South 30° 44' 22" East 110.91 feet to a point in centerline of State Route 422 (Ben Franklin Road); thence at point in centerline of State Route 422 (Ben Franklin Road) and along line of land now or formerly of Bernard Bruns, et ux., South 67° 12' 17" West 550.48 feet to an existing iron pin; thence at existing iron pin and along lands now or formerly of Veronica A. Cavoto Revocable Trust North 16° 32' 14" East 149.72 feet to the place of beginning. CONTAINING 1.700 acres.

The above-described premises is designated as Indiana County Tax Map I.D. No. 42-016-119.02.

BEING a part of the same premises title to became vested in Michael J. Cavoto and Veronica A. Cavoto, Trustees of the Veronica A. Cavoto Revocable Trust dated March 21, 1996, by deed of Michael J. Cavoto and Veronica A. Cavoto a/k/a Veronica A. Cavoto, his wife, dated September 23, 1996, and recorded in the Office of Recorder of Deeds of Indiana County in Deed Book Volume 1099, page 204.

Veronica A. Cavoto died on April 9, 2016. As a result of her death, Michael J. Cavoto became the sole trustee of the Veronica A. Cavoto Revocable Trust, dated March 21, 1996. Michael J. Cavoto died on March 1, 2017. Under the provisions of the Veronica A. Cavoto Revocable Trust dated March 21, 1996, Cynthia Cavoto Brideau, Chris Tina Cavoto, and Charleen Marie Cavoto became Co-Trustees of the Trust.

UNDER AND SUBJECT to an Agreement for the joint use of pond on the above-described tract as set forth in deed of Clinton M. File and wife to Willis E. Pratt and wife recorded in Deed Book 451, page 186. All the rights of the present Grantors under said Agreement are hereby conveyed to the present Grantees.

UNDER AND SUBJECT to an Agreement dated January 14, 2021, by and between Charleen Marie Cavoto, Cynthia Cavoto Brideau, and Chris Tina Cavoto, Co-Trustees of the Veronica A. Cavoto Revocable Trust dated March 21, 1996, and Charleen Marie Cavoto, Cynthia Cavoto Brideau, and Chris Tina Cavoto, Co-Trustees of the Michael J. Cavoto Revocable Trust dated March 21, 1996 and Nancy Reese Jones, recorded in the Office of the Recorder of Deeds for Indiana County, Pennsylvania as Instrument No. 2021-315481.

UNDER AND SUBJECT to such easements, servitudes, rights-of-way, leases, exceptions, reservations, restrictions, etc., if any that may appear either of record or by a physical inspection of the premises.

EXCEPTING AND RESERVING unto the Grantor, its successors and assigns the rights granted in Paragraph C of the Agreement dated January 14, 2021, recorded in the Recorder of Deeds Office for Indiana County, Pennsylvania as Instrument No. 2021-315481, as are necessary or convenient to fulfill any obligations or preserve any rights pursuant to Paragraph C of the aforementioned Agreement of January 14, 2021 and pursuant to the Gas Supply Agreement of February 4, 2016, recorded in the Office of the Recorder of Deeds for Indiana County, Pennsylvania as Instrument No. 2016-271440.

Grantees shall have the right to utilize the natural gas from the gas well known as Cavoto No. 1 located on property formerly owned by the Grantor, in accordance with the same terms and conditions as provided for in the Gas Supply Agreement dated February 4, 2016, for a period of six (6) months from the date of closing. Thereafter, the Grantees shall have no right to utilize the gas from the Cavoto No. 1 and shall be required to connect to a public utility gas line.

EXCEPTING AND RESERVING all the coal and mining rights as conveyed by William Pattison and wife to Adrian Iselin by deed dated April 23, 1901, and recorded in Deed Book B Volume 71, page 35.

UNDER AND SUBJECT to such easements, servitudes, rights-of-way, leases, exceptions, reservations, restrictions, etc., if any that may appear either of record or by a physical inspection of the premises.

with the appurtenances: **TO HAVE AND TO HOLD** the same to and for the use of the Grantees, their heirs and assigns forever, And the Grantors for themselves, their heirs and assigns hereby covenant and agree that they will **WARRANT SPECIALLY** the property hereby conveyed.

The Grantors herein states that the herein above 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.

compliance with the Solid Waste Management Act, Act of July 7, 1980, P.L. 380, 35 P.S. § 6018.101, et seq.

IN WITNESS WHEREOF, Grantors have set their hand and seal in their capacity as Co-Trustees of the VERONICA A. CAVOTO REVOCABLE TRUST dated March 21, 1996.

Witness:





Charleen Marie Cavoto, Co-Trustee
of the Veronica A. Cavoto Revocable Trust

Cynthia Cavoto Brideau, Co-Trustee
of the Veronica A. Cavoto Revocable Trust

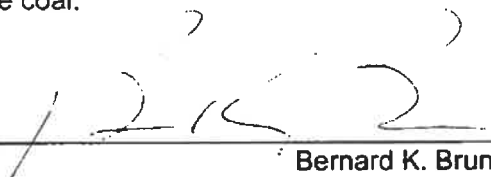
Chris Tina Cavoto, Co-Trustee
of the Veronica A. Cavoto Revocable Trust

NOTICE

The undersigned Grantees hereby certifies that they know that they 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 interests in the coal.

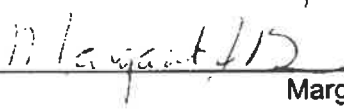
Witness:





Bernard K. Bruns






Margaret A. Bruns

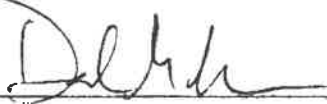
IN WITNESS WHEREOF, Grantors have set their hand and seal in their capacity as Co-Trustees of the VERONICA A. CAVOTO REVOCABLE TRUST dated March 21, 1996.

Witness:



_____ Charleen Marie Cavoto, Co-Trustee
of the Veronica A. Cavoto Revocable Trust


_____ Cynthia Cavoto Brideau, Co-Trustee
of the Veronica A. Cavoto Revocable Trust




_____ Chris Tina Cavoto, Co-Trustee
of the Veronica A. Cavoto Revocable Trust

NOTICE

The undersigned Grantees hereby certifies that they know that they 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 interests in the coal.

Witness:

_____ Bernard K. Bruns

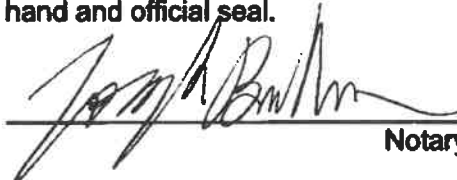
_____ Margaret L. Bruns

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
: §.
COUNTY OF CHESTER :

ON THIS the 5th day of February, 2021, before me, a Notary Public, the undersigned officer, personally appeared **CHARLEEN MARIE CAVOTO, Co-Trustee of the Veronica A. Cavoto Revocable Trust dated March 21, 1996**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same in her capacity as authorized Co-Trustee of the Veronica A. Cavoto Revocable Trust dated March 21, 1996, for the purposes therein contained.

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



Notary Public

My commission expires 07.26.23

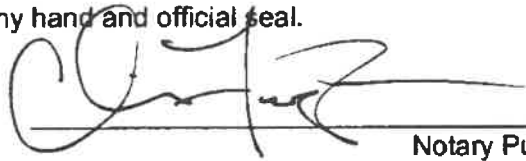
Commonwealth of Pennsylvania - Notary Seal
Joseph Bellaron, Notary Public
Delaware County
My commission expires July 26, 2023
Commission number 1356371

ACKNOWLEDGMENT

STATE OF TEXAS :
 : §.
COUNTY OF TRAVIS :

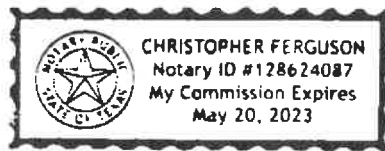
ON THIS the 5 day of February, 2021, before me, a Notary Public, the undersigned officer, personally appeared **CYNTHIA CAVOTO BRIDEAU, Co-Trustee of the Veronica A. Cavoto Revocable Trust dated March 21, 1996**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same in her capacity as authorized Co-Trustee of the Veronica A. Cavoto Revocable Trust dated March 21, 1996, for the purposes therein contained.

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



Notary Public

My commission expires: May 20, 2023

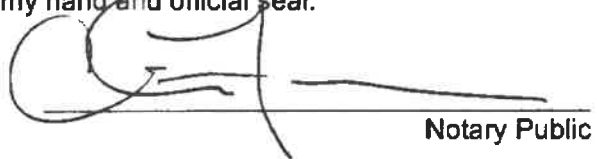


ACKNOWLEDGMENT

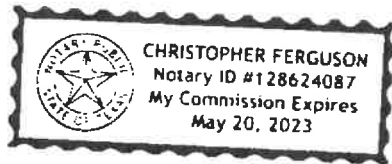
STATE OF TEXAS :
 : §.
COUNTY OF TRAVIS :

ON THIS the 5th day of February, 2021, before me, a Notary Public, the undersigned officer, personally appeared **CHRIS TINA CAVOTO, Co-Trustee of the Veronica A. Cavoto Revocable Trust dated March 21, 1996**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same in her capacity as authorized Co-Trustee of the Veronica A. Cavoto Revocable Trust dated March 21, 1996, for the purposes therein contained.

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


Notary Public

My commission expires: May 20, 2023

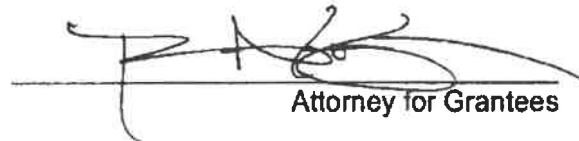


CERTIFICATE OF RESIDENCE

I, Thomas Kauffman, Esquire, do hereby certify that the Grantees' address is:

157 Cambridge Street, Indiana, PA 15701.

Witness my hand this the 08 day of February, 2021.



Attorney for Grantees

**MAIL TO:
Bernard Bruns
157 Cambridge Street
Indiana, PA 15701**

Indiana County
825 Philadelphia Street
Indiana, PA 15701
Phone: (724) 465-3860



0819577-0006-

RECORDING COVER PAGE

Page 9 of 9

Instrument Type: Deed
Instrument Date: 02/09/2021 02:07:13 PM
Instrument Number: 2021-316016

Transaction #: 866234
Instrument Page Count: 8

RETURN TO: (Envelope)
THOMAS KAUFFMAN
52 SOUTH 9TH STREET
INDIANA, PA 15701

SUBMITTED BY:
THOMAS KAUFFMAN
52 SOUTH 9TH STREET
INDIANA, PA 15701

INSTRUMENT REFERENCE NAME: VERONICA A CAVOTO REVOC TR/BRUNS

CONSIDERATION/SECURED AMT:	\$167,500.00
FEES / TAXES:	
Recording Fee:Deed	\$80.75
State RTT	\$1,675.00
White Township RTT	\$837.50
Indiana Area RTT	\$837.50
Additional Pages Fee	\$8.00
Total:	\$3,438.75

Document Number: 2021-316016
Recorded Date: 02/09/2021

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



Karen Vehovic-Green
Acting 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 7th day of April, 2016 between

THOMAS J. FOOKS, single, of the Township of White, County of Indiana, and Commonwealth of Pennsylvania,

party of the first part or "Grantor,"

A
N
D

BERNARD K. BRUNS and MARGARET L. BRUNS, his wife, of 157 Cambridge Street, Indiana, Pennsylvania 15701

parties of the second part or "Grantees."

Witnesseth that the said party of the first part, in consideration of

—FORTY THOUSAND and 00/100 (\$40,000.00) DOLLARS—

in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees,

ALL that certain piece, parcel or tract of land situate in the Township of White, County of Indiana, and Commonwealth of Pennsylvania, bounded and described as follows:

1st tract

BEGINNING at a point on the northern side of Legislative Route No. 32044, also known as Warren Road; thence along lands now or formerly of Thomas Falcone, formerly a part hereof, North 10° 10' West 240.00 feet to an iron pin; thence along same, South 86° 00' West 150.00 feet to an iron pin; thence along land now or formerly of Michael J. Cavoto, North 8° 36' 50" West 601.93 feet to an iron pin; thence along same, North 73° 20' East 538.7 feet to a point; thence along lands now or formerly of Donald C. Hogan, South 24° 20' East 150 feet; thence along same, North 73° 20' East 318.70 feet to a point; thence along lands now or formerly of John and Sharon Antalis, South 24° 24' East 199.5 feet to a point; thence along same, North 73° 20' East 220 feet to a point; thence along the western line of Legislative Route No. 32046, also known as Ben Franklin Road, South 24° 24' East 50.54 feet to a point; thence along lands now or formerly of William C. Shaffer, South 73° 20' West 220 feet to a point; thence along same, South 24° 24' East 247.19 feet to a point; thence along lands now or formerly of Christian Missionary Alliance, and now or formerly of Malcolm Harrison, South 87° 12' 30" West 293.74 feet to a point; thence along lands now or formerly of Malcolm Harrison and now or formerly of Ellen Wilt, South 10° 10' East 395.10 feet to a point in the northern boundary of Legislative Route No. 32044, also known as Warren Road; thence along the northern boundary of the said Warren Road, South 86° 00' West 50.29 feet to a point; thence along the western boundary of a proposed street, North 10° 10' West 212.24 feet to a point; thence along lands of the Briarwood Condominium, South 86° 00' West 45.88 feet to a point, thence along same, South 45° 05' West 235.00 feet to a point; thence along same, South 10° 10' East 54.33 feet to a point on the northern line of Warren Road; thence along the said northern line of Warren Road, South 86° 00' West 150.00 feet to a point, the place of beginning. CONTAINING 12.5 acres, more or less.

EXCEPTING all coal, together with mining rights and release of damage as fully as the same was conveyed to Adrian Iselin by William Patterson and wife, by their deed dated April 23, 1901, and of record in Indiana County Deed Book 371, page 35.

THIS CONVEYANCE is made UNDER AND SUBJECT to the following:

- (a) A certain Oil and Gas Lease given by Thomas Smyth and Martha M. Smyth, his wife, to Peoples Natural Gas Company, dated April 8, 1957, and recorded in Indiana County Deed Book 461, at Page 34.
- (b) A certain Right-of-Way for the maintenance of electrical poles and lines given by Harry Shaffer, et al., to the Southwest Central Rural Electrical Cooperative Association, dated January 14, 1938, and of record in Indiana County Deed Book 297, at Page 65.
- (c) A certain easement for the maintenance of a water pipeline, granted to Western Pennsylvania Water Company by instrument of Lloyd E. McGaughey and Paige A. McGaughey, dated October 23, 1984, and of record in Indiana County Deed Book 861, Page 310.
- (d) An easement for a street fifty feet in width, and a portion of a right-of-way adjoining the northern boundary of the Briarwood Condominium, as shown on Drawing No. B-114-23 of R. B. Shannon and Associates, dated October 15, 1984, as approved by the White Township Subdivision Committee on October 15, 1984.
- (e) All other easements, licenses, leases, or prescriptive uses apparent from inspection of the premises, or of record.

TOGETHER ALSO with the oil, gas and operating rights excepted and reserved to present grantors by the Declaration of Briarwood Condominium, dated March 29, 1985, and of record in Indiana County Deed Book 869, Page 582; see specifically Exhibit A of the said Declaration.

BEING, a portion of the premises title to which became vested in Thomas J. Fooks, by deed of Matthew Houser/Thomas J. Fooks Partnership dated June 17, 1988, and recorded in the Indiana County Recorder of Deeds Office in Deed Book Volume 932, Page 156, being all of the Second Tract. The tract of land described and conveyed herein is identified as Tax Map Parcel No. 42-016-112, and after the reservations listed below, contains approximately 6.5 acres, more or less.

EXCEPTING AND RESERVING out of and from the Parcel conveyed herein the following three (3) lots, tracts and/or pieces of land:

FIRST: Lot or tract of land containing 1.03 acres, more or less, conveyed by Matthew Houser and Thomas J. Fooks to Thomas W. Falcone and Catherine L. Falcone, his wife, by deed dated August 26, 1986, and recorded in the Indiana County Recorder of Deeds Office in Deed Book Volume 900, Page 739.

SECOND: Lot or tract of land containing 1.238 acres, more or less, conveyed by Thomas J. Fooks, single, to Michael G. Minich and Pamela Bowser-Minich, his wife, by deed dated August 12, 1993, and recorded in the Indiana County Recorder of Deeds Office in Deed Book Volume 1028, Page 693.

THIRD: Lot or tract of land containing 1.215 acres, more or less, conveyed by Thomas J. Fooks and Crystale L. Fooks, his wife, to John T. Antalis and Sharon S. Antalis, his wife, by deed dated December 6, 1994 and recorded in the Indiana County Recorder of Deeds Office in Deed Book Volume 1057, Page 17.

THE GRANTOR HEREIN STATES THAT THE HEREINABOVE DESCRIBED PROPERTY IS NOT PRESENTLY BEING USED FOR THE DISPOSAL OF HAZARDOUS WASTE NOR TO THE BEST OF HIS 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, NO. 1980-97, SECTION 405.

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 party of the first part for his heirs, executors and administrators covenant with the said parties of the second part, their heirs, and assigns against all lawful claimants

GENERALLY the same and every part thereof to Warrant and Defend.

NOTICE - 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 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 hand and seal of the said party of the first part.

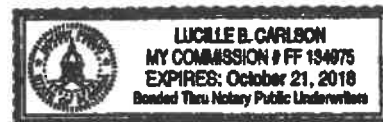
Witness:

Quill Carlson

Thomas J. Fooks
THOMAS J. FOOKS

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, AS AMENDED.

STATE OF Florida :
COUNTY OF Sarasota : ss.



On this the 7th day of April, 2016, THOMAS J. FOOKS, personally appeared before me, whose identity was proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged that he executed it, for the purposes herein contained.

WITNESS my hand and official seal.

Lucille B. Carlson
Notary Public

CERTIFICATE OF RESIDENCE

I, Thomas A. Kauffman do hereby certify that the Grantees' precise residence is
157 Cambridge Street, Indiana, PA 15701

Date 4/11/16 [Signature]

DEED

THOMAS J. FOOKS

to

**BERNARD K. BRUNS and
MARGARET A. BRUNS, his wife**

Prepared by:
Thomas A. Kauffman, Esquire
THOMAS A. KAUFFMAN LAW OFFICES
52 South Ninth Street
Indiana, PA 15701

Indiana County
825 Philadelphia Street
Indiana, PA 15701
Phone: (724) 465-3860
Email: pswarman@countyofindiana.org



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RECORDING COVER PAGE

Page 5 of 5

Instrument Type: Deed
Instrument Date: 04/12/2016 03:20:44 PM
Instrument Number: 2016-272817

Transaction #: 784026
Instrument Page Count: 4

RETURN TO: (Pickup)
THOMAS KAUFFMAN
52 SOUTH 9TH STREET
INDIANA, PA 15701

SUBMITTED BY:
THOMAS KAUFFMAN
52 SOUTH 9TH STREET
INDIANA, PA 15701

INSTRUMENT REFERENCE NAME: FOOKS/ BURNS

CONSIDERATION/SECURED AMT:	\$40,000.00
FEES / TAXES:	
Recording Fee:Deed	\$74.00
State RTT	\$400.00
White Township RTT	\$200.00
Indiana Area RTT	\$200.00
Total:	\$874.00

Document Number: 2016-272817
Recorded Date: 04/12/2016

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



Patricia Streams-Warman
Patricia Streams - Warman
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 1st day of November, 2002 between

DENNIS C. DAY and SUSAN A. DAY, his wife, of RD #2, Box 129H, Reynoldsville, Jefferson County, Pennsylvania,

collectively referred to hereafter as party of the first part or "Grantor,"

A
N
D

BERNARD K. BRUNS and MARGARET A. BRUNS, his wife, of 157 Cambridge Street, Indiana, Indiana County, Pennsylvania

collectively party of the second part or "Grantee."

Witnesseth that the said parties of the first part, in consideration of

———— ONE HUNDRED FIFTEEN THOUSAND and 00/100 (\$115,000.00) DOLLARS ————

to them now paid by the said party of the second part, do grant, bargain, sell and convey unto the said party of the second part, their heirs and assigns,

ALL that certain piece, parcel or lot of ground situate in the township of White, County of Indiana and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin at the northeast corner of the herein described tract; thence South 24° 24' East along Legislative Route 32046 for a distance of 150 feet to a point in said road; thence South 73° 20' West through an iron pin and along land now or formerly of John and Sharon Antalis of Houser & Fooks, a distance of 538.70 feet to an iron pin; thence along the lands now or formerly of Houser & Fooks North 24° 24' West 150 feet to an iron pin; thence along the lands now or formerly of Michael J. Cavoto, North 25° 20' West 163.6 feet to a point; thence along the same lands, North 73° 20' East 269.37 feet to a point; thence along the lands now or formerly of Fred Chase, South 25° 20' East 163.60 feet to an iron pin; thence along the same lands North 73° 20' East 269.33 feet to a point in said Legislative Route 32046, the place of beginning. CONTAINING 2.838 acres in accordance with the survey of R.B. Shannon & Associates dated June 15, 1987 being Drawing No. B-114-25-A.

BEING the same premises, title to which became vested in the Grantor herein by deed of Double Down Development Company dated March 12th 1998, and recorded in the Office of Recorder of Deeds in and for Indiana County in Deed Book Volume 1124, page 222.

EXCEPTING AND RESERVING all such rights as became vested in the Peoples Natural Gas Company by that certain oil and gas lease of Thomas Smyth and Martha M. Smyth, his wife, dated April 8, 1957, recorded in Deed Book Volume 461, Page 34 and also by that certain grant of right-of-

BK 1243PG872

way of Harry Shaffer, et al., to the Southwestern Central Rural Electric Cooperative Association dated January 14, 1938, recorded in Deed Book Volume 297, Page 65.

EXCEPTING AND RESERVING all the coal and mining rights as conveyed by William Patterson and wife to Adrian Iselin by their deed of April 23, 1901, recorded in Deed Book Volume 371, Page 35.

EXCEPTING AND RESERVING the coal together with mining rights and release of damages as was heretofore sold and conveyed by deed of William Patterson and wife in favor of Adrian Iselin, dated April 23, 1931, and recorded in Deed Book "B" 71, page 35.

UNDER AND SUBJECT also to outstanding rights as may exist by previous grants of record.

ALSO EXCEPTING AND RESERVING the oil, gas and other minerals as fully as the same have been excepted, reserved or conveyed by former owners.

UNDER AND SUBJECT to all exceptions, reservations, easements, rights-of-way, conditions and restrictions as contained or found in prior instruments of record affecting title to said premises or upon inspection of the premises.

The premises herein conveyed being identified at Tax Map Parcel Nos. 42-016-119.01 and 42-016-112.01.

The Grantor herein states that the herein above-described property is not presently being used for 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 No. 1980-97, Section 405.

TO HAVE AND TO HOLD the piece, parcel or tract of land above-referenced, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto said Grantee, their successors and assigns, to and for the only proper use and behoof of the said Grantee, their successors and assigns.

AND the Grantor, for themselves, their successors and assigns, do hereby warrant GENERALLY the premises described above hereby and herein conveyed to Grantee, their successors and assigns, and they will forever defend.

NOTICE - 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 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.]

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound, have set their hands and seals the day and year first above written.

[Signature]
WITNESS
(in to both)

[Signature]
DENNIS C. DAY
[Signature]
SUSAN A. DAY

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, AS AMENDED.

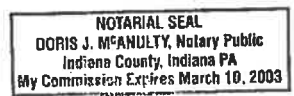
[Signature]
Commonwealth of Pennsylvania :
: ss.
County of Indiana :

[Signature]

On this the 1st day of November, A.D. 2002, before me a notary public the undersigned officer, personally appeared DENNIS C. DAY and SUSAN A. DAY, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

[Signature]
Notary Public



BK 1243PG874

CERTIFICATE OF RESIDENCE

I, Thomas A. Kauffman, Esquire, do hereby certify that Grantees' precise residence is:
157 Cambridge Street
Indiana, PA 15701

Witness my hand this 1st day of November, 2002.


Attorney for Grantee

DEED

**DENNIS C. DAY
and SUSAN A. DAY,
his wife,**

TO

**BERNARD K. BRUNS and
MARGARET A. BRUNS, his wife**

Prepared by:
Thomas A. Kauffman, Esq.
Tomb, Mack & Kauffman, L.L.P.
52 South Ninth Street
Indiana, PA 15701

REG 11-01-02	15:45
CAROL HAZL 0001	63
	1
KAUFFMAN	\$0.00
DEED	\$38.50
PA REALTY TRF TX	\$1150.00
WHITE TWP	\$575.00
IND AREA SCH	\$575.00
ST	\$2338.50
CHECK REC.	\$38.50
CHECK REC.	\$1150.00
CHECK REC.	\$1150.00
CHECK REC.	\$0.00

State of Pennsylvania :
County of Indiana :

RECORDED on, this 1st day of November, A.D. 2002, the
Recorder's office of said County, in Deed Book Vol. 1243, Page 871.
Given under my hand and the seal of the said office, the date above written.



76565

No. 69 DEED - Adopted by Alleg. Co. Bar Assoc.
©1986, P. O. Naly Co., Pgh., PA 15219

This Indenture BK 1175PG873

Made the 31st day of March, 2000,

Between FRED W. CHASE, of the Township of White, County of Indiana and Commonwealth of Pennsylvania,

part y of the first part and
BERNARD K. BRUNS and MARGARET A. BRUNS, his wife, of the Township, County and Commonwealth aforesaid,

part ies of the second part:
Witnesseth, that the said part y of the first part, in consideration of -----
----- TWO HUNDRED THOUSAND (\$200,000.00) DOLLARS -----

to him now paid by the said part ies of the second part, does grant, bargain, sell and convey unto the said part ies of the second part, their heirs and assigns,

All that certain piece, parcel or lot of ground situate in the Township of White, County of Indiana and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of State Highway, Legislative Route 32046, near a culvert at line of lands now or formerly of Donald C. Hogan, et ux.; thence along lands now or formerly of Donald C. Hogan, et ux. South 73° 20' West 269.33 feet to an iron pin; thence along lands now or formerly of Donald C. Hogan, et ux., North 25° 20' West 163.60 feet to an iron pin; thence along the lands of Michael J. Cavoto, et ux., North 73° 20' East 269.33 feet to a point in the middle of the blacktop road which is the State Highway mentioned above; thence along the middle of the State Highway, South 25° 20' East 163.60 feet to the place of beginning. CONTAINING 1.00 acre, more or less, according to the survey of R.B. Shannon & Associates of Indiana, Pennsylvania, date April 7, 1986, and being Drawing Number B 114-25. Having thereon erected a split-level wood and brick dwelling.

BK 1175PG874

EXCEPTING AND RESERVING the coal together with mining rights and release of damages as was heretofore sold and conveyed by deed of William Pattison and wife, in favor of Arian Iselin, dated April 23, 1931, and recorded in Deed Book "B" 71, page 35.

UNDER AND SUBJECT also to outstanding rights as may exist by previous grants of record.

EXCEPTING AND RESERVING the oil, gas and other minerals as fully as the same have been excepted, reserved or conveyed by former owners.

BEING the same premises title to which became vested in Fred W. Chase, by deed of Donald C. Hogan and Mary Claire Hogan, his wife, dated December 14, 1988 and recorded in the Indiana County Recorder's Office in Deed Book Volume 942, page 1.

The Grantors herein state that the herein above-described property is not presently being used for 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 No. 1980-97, Section 405.

with the appurtenances: **To Have and To Hold** the same unto and for the use of the said part ies of the second part their heirs and assigns forever,

And the said party of the first part

for his heirs heirs, executors and administrators covenant with the said part ies of the second part their heirs and assigns against all lawful claimants

G E N E R A L L Y the same and every part thereof to Warrant and Defend.

NOTICE—THIS DOCUMENT ~~MAY NOT~~ ^{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 ~~MAY HAVE~~ ^{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 hand and seal of the said part y of the first part.

Witness:

Fred W. Chase
FRED W. CHASE
SEAL
SEAL
SEAL
SEAL
SEAL

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, AS AMENDED 1980, OCT. 10. P.L. 874, NO. 166 § 1.

WITNESS:

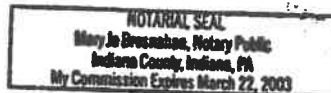
Mary Jo Brossman
for grantee

Commonwealth of Pennsylvania }
County of Indiana } ss.

On this the 31st day of March, 2000, before me a Notary Public the undersigned officer, personally appeared FRED W. CHASE 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.

Mary Jo Brossman
Notary Public

My commission expires



(Title of Officer)

BK 1175PG876

Commonwealth of Pennsylvania
County of _____

State of _____
County of _____

On this _____ day of _____
, before me
in and for said _____
came the above named _____

On this, the _____ day of _____
before me
the undersigned officer, personally appeared _____

known to me (or satisfactorily proven) to be the
person whose name subscribed to the
within instrument and acknowledged that he
executed the same for the purposes therein con-
tained.

In Witness Whereof, I hereunto set my hand and
official seal.

and acknowledged the foregoing Indenture to be
act and deed, to
the end that it may be recorded as such.

Witness my hand and seal.
My Commission Expires _____

Title of Officer.
My Commission Expires _____

Certificate of Residence

I, **James D. Carmella, Esquire**
precise residence is _____

do hereby certify that Grantee's

Witness my hand this _____

day of _____, 2000

James D. Carmella, Esquire, attorney for Grantee

76565
DEED

(Adopted)

From
FRED W. CHASE

To
**BERNARD K. BRUNS and
MARGARET A. BRUNS, his wife**
157 Cambridge Pt
Indiana Pa 15701

Fees, \$

REG	31.76
HARY KMT	75
LAW OFFICE JAMES D. CARMELLA ATTORNEY AT LAW 724 CHURCH ST INDIANAPOLIS PENNSYLVANIA 15701	
CARMELLA JAMES	\$0.00
DEED	\$25.50
WHITE TWP	\$1000.00
IND AREA SCH	\$1000.00
PA REALTY TRF TX	\$3000.00
ST	\$4025.50
CHECK REC.	\$25.50
CHECK REC.	\$5000.00
CHECK REC.	\$5000.00
CG	\$0.00

For Sale by P. O. Naly Co. Law Book Publishers
427 Fourth Avenue, Pittsburgh, Pa. 15219

Commonwealth of Pennsylvania
County of Indiana } ss.

Recorded on this 19 day of April
2000, in the Recorder's office of the said County, in Deed Book,
Volume 1175, page 873.

Given under my hand and the seal of the said office, the day and year
aforesaid.

Patricia (Therese) Wany
Recorder.