

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



60 2004 00004010

Instrument Number: 2004-4010

Recorded On: February 10, 2004

As  
Deed

Parties: WADWELL GROUP

To HEARTLAND HOMES INC

Number of Pages: 4

Comment:

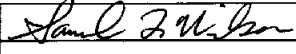
**\*\* Examined and Charged as Follows: \*\***

Deed 45.00  
Total Recording: 45.00

**Realty Transfer Tax Stamp**

Affidavit Attached-No Stamp Num-T172180  
**SOUTH FAYETTE**  
Ward-99-NO WARD  
Blk/Lot-9946 X 50186 Value 32,000.00  
Commonwealth of Pennsylvania 320.00  
Munic-South Fayette Twp 160.00  
School District-South Fayette 160.00  
640.00

**Deed Registry Stamp**

OFFICE OF PROPERTY ASSESSMENTS - BLOCK AND LOT NUMBER  
  
Date: / / - Int. By: 9946-X-88420  
3-1-2004 SB

**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

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

**File Information:**

Document Number: 2004-4010  
Receipt Number: 157440  
Recorded Date/Time: February 10, 2004 01:29P  
Book-Vol/Pg: BK-DE VL-11944 PG-89  
User / Station: J Clark - Cash Super 08

**Record and Return To:**

RILEY SETTLEMENT SERVICES  
WILL CALL  
PITTSBURGH PA 15219



Valerie McDonald-Roberts Recorder of Deeds

4-109

Wu Coll

RILEY SETTLEMENT SERVICES  
2570 BOYCE PLAZA RD.  
PITTSBURGH, PA 15241

## This Indenture

Made the 27<sup>TH</sup> day of January, 2004.

Between WADWELL GROUP, a Pennsylvania Partnership. by BRIWOOD, INC., a General Partner

(Hereinafter called "Grantor") and

Heartland Homes Inc.

(Hereinafter called "Grantee")

Witnesseth, that the said Grantor, in consideration of ( \$32,000.00 )

Thirty Two Thousand Dollars

*Now paid by the said Grantee, receipt of which is hereby acknowledged, does hereby grant and convey unto the said Grantee and to its heirs and assigns.*

ALL that certain lot situate in the Township of South Fayette, County of Allegheny and Commonwealth of Pennsylvania being Lot No. 130 in the Willowbrook Plan recorded in the Recorder's Office of Allegheny County, Pennsylvania on September 6, 2002 in Plan Book Volume 237, Pages 65 & 66.

UNDER AND SUBJECT to exceptions, reservations, conditions, restrictions, easements, rights of way, etc, as contained in the record of chain of title, or as may be visible or in place on the premises, or as shown on the recorded plan.

SUBJECT to the Declaration of Covenants, Conditions, and Restrictions of Willowbrook, A Limited Planned Community, filed in the Recorder's Office of Allegheny DBV 11576 Page 608 and By-Laws of Willowbrook Community Association filed in the Recorder's Office of Allegheny County DBV 11576 Page 620. These covenants, conditions, restrictions and by-laws contained in the recorded instruments run with, bind, and burden the land in perpetuity and cannot be separated from the title thereto except as provided therein.

BEING designated as part of Block and Lot 9946-X -50186 in the Deed Registry Office of Allegheny County, Pennsylvania.

BEING the same premises which Battle Ridge Associates, a Pennsylvania general partnership composed of Ann R. Nardei, George Keith, John R. Couy, The Estate of Elidio Monaco and Plowman and Spiegel, a partnership, granted and conveyed to A. C. Dellovade, Inc by deed dated Dec. 24, 1986 and recorded Dec 29, 1986 in DBV 7465, page 330 in the Recorder's Office of Allegheny County,

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Pennsylvania and conveyed to Wadwell Group, the Grantor herein.

Together with the appurtenances: **To Have and To Hold** the same unto and for the use of the said Grantee and its heirs and assigns forever, And the said Grantor, for itself and its heirs, executors and administrators covenant with the said Grantee and its heirs and assigns to warrant and defend\* Generally the property hereby conveyed against any and all persons lawfully claiming the same.

NOTICE-THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE DOES NOT COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR

OWNERS MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT HAVE CONNECTION, DAMAGE MAY RESULT OT THE SURFACE OF THE LAND AND ANY HOSE, 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, 957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.)

Witness the hand and seal of the said Grantor

WADWELL GROUP, A Partnership  
By Briwood, Inc., A General Partner

BY [Signature] SEAL  
President of Briwood, Inc.

.....SEAL

Witness:  
[Signature]

.....SEAL

.....

.....SEAL

**NOTICE** THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURES 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 PR9TECTION 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. 156 s 1.

WITNESS: .....

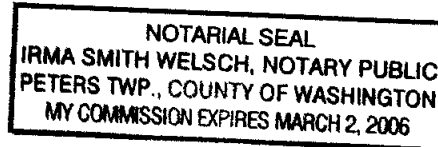
.....

Commonwealth of Pennsylvania )  
County of Washington )

On this, the <sup>7th</sup> 27 day of ~~January 2003~~ <sup>2004</sup>,  
the undersigned officer, personally appeared  
WOODROW J. WELSCH, PRESIDENT OF  
BRIWOOD, INC., A GENERAL PARTNER  
OF WADWELL GROUP,  
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.

Irma Smith Welsch  
Notary Public  
My Commission Expires: 3/2/06



Commonwealth of Pennsylvania  
County of \_\_\_\_\_

On this, \_\_\_\_\_ day of \_\_\_\_\_,  
the undersigned officer, personally appeared

known to me (or satisfactorily proved) to be the  
person whose name 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.

\_\_\_\_\_  
\_\_\_\_\_  
Title of Officer \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**Certificate of Residence**  
I Leslie J Cox do hereby certify that  
Precise residence is 2570 Boyce Plaza Rd, Pittsburgh, PA 15241  
Witness my hand this 27th day of January 2004 Leslie J Cox