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

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  640.00

Deed Registry Stamp

OFFICE OF PROPERTY ASSESSMENTS

Date: 3-1-2004 - Int. By: SB

9946-X-88420

** 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
This Indenture

Made the 27th 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,
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 OF 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: President of Briwood, Inc.

Witness:


WITNESS:

........................................................................................................

........................................................................................................
Commonwealth of Pennsylvania  
County of Washington

On this, the 27th day of January 2004
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.

[Signature]
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 hereby certify that the
Precise residence is 2500 Bouquet Run Rd, Pittsburgh, Pa 15237
Witness my hand this 27th day of January 2004

[Signature]