



60 2010 00001553

Allegheny County  
Valerie McDonald Roberts  
Department of Real Estate  
Pittsburgh, PA 15219

Instrument Number: 2010-1553

BK-DE VL-14161 PG-475

Recorded On: January 21, 2010

As-Deed

Parties: WOOD IRA EST

To GRASINGER DAVID M SR

# of Pages: 6

Comment:

\*\*\*\*\* THIS IS NOT A BILL \*\*\*\*\*

Deed 81.50  
Pages > 4 1  
Names > 4 1  
Total: 81.50

**Realty Transfer Stamp**

Affidavit Attached-No	Stamp Num-T384616
<b>FAWN TP</b>	
Ward-99-NO WARD	
Blk/Lot-1366C50	Value 20,000.00
Commonwealth of Pennsylvania	200.00
Munic-Fawn Twp	100.00
School District-Highland	100.00
Munic-Penalty	0.00
Munic-Interest	0.00
School-Penalty	0.00
School-Interest	0.00
	<b>400.00</b>

**Department of Real Estate Stamp**

Valerie McDonald Roberts, Manager		-	BLOCK AND LOT NUMBER
Date: / /	- Int. By:		<b>1366-C-50</b>
1-28-2010		KS	

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

**\*\*DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT\*\***

**File Information:**

**Record and Return To:**

Document Number: 2010-1553  
Receipt Number: 1505160  
Recorded Date/Time: January 21, 2010 11:59:50A  
Book-Vol/Pg: BK-DE VL-14161 PG-475  
User / Station: B McAdams - Cash Super 07

PAPERICK & GEFSKY  
WILL CALL  
PITTSBURGH PA 15219



Valerie McDonald Roberts, Manager  
Dan Onorato, County Executive

**THIS INDENTURE**

MADE the 14<sup>th</sup> day of January, 2010.

**BETWEEN**

**MICHAEL HUSARIK and SARA MERCER**, *co-Executors of the Estate of Ira Wood, deceased, (hereinafter called "Grantors")*

**AND**

**DAVID M. GRASINGER, SR. and PATRICIA L. GRASINGER**, husband and wife, as tenants-by-the-entireties (*hereinafter called "Grantees"*):

*WHEREAS, Ira Wood became in his lifetime seized in fee of a certain parcel of land situate in the Township of Fawn, County of Allegheny and Commonwealth of Pennsylvania, and more particularly bounded and described hereinafter; and*

*WHEREAS, Ira R. Wood died on January 24, 2006.*

*WHEREAS, the Will of Ira Wood was duly probated and registered in the Office of the Register of Wills of Allegheny County, Pennsylvania, in Will Book Volume 1447, Page 406 and Letters of Testamentary were granted to Michael J. Husarik and Sara A. Mercer on February 1, 2006 at Docket No. 02-06-00733; and*

*WHEREAS, the said lot or piece of ground was not specifically devised by the Last Will and Testament of Ira Wood; and*

*WHEREAS, all of the foregoing are set forth in the said Will and the records at the Register of Wills, recourse thereunto being had.*

*WHEREAS, by the Probate, Estate and Fiduciaries Code of 1972 (20 Pa.C.S.A. Section 101 et seq.) its amendments and supplements, the Grantors are authorized to execute this Deed.*

***Now this Indenture Witnesseth***, that the said Grantors for and in consideration of the sum of Twenty Thousand and no/100 DOLLARS (\$20,000.00), lawful money of the United States, to Grantors in hand paid by the said Grantees at or before the sealing and delivery hereof, the receipt of which is hereby acknowledged, granted, bargained, sold, aliened, released and confirmed, and by these presents do grant, bargain, sell, alien, release and confirm unto the said Grantees, their heirs and assigns:

***ALL THAT*** piece, parcel or tract of land situate in the Township of Fawn, County of Allegheny, and Commonwealth of Pennsylvania, being bounded and described as follows:

*BEGINNING at a corner that is on the south side of SR 1035 at a point where the 33 foot right of way of SR 1035 begins, said corner being South 2° 10' 22" East, 33 feet from other properties of West Penn Power Company; THENCE along the southerly side of the legal right of way line of SR 1035, the following courses and distances: North 86° East, 90.53', North 80° East, 104.09', North 66° 30' East, 126.93 feet, North 63° 45' East, 354.33' and North 53° 10" East, 50.71' to a point; THENCE along the northerly legal right of way line of Pennsylvania Department of Transportation, TR 28 (LR 1037), South 48° 09' 08" West, 205.52' to a point; THENCE continuing along the northerly legal right of way line of TR 28 by a line curving to the right having a radius of 11149.16' and an arc distance of 512.42' (South 49° 28' 08" West, 512.37 feet chord); THENCE by same South 50° 47' 08" West, 129.97 feet, South 55° 58' 48" West, 66.27 feet, and South 50° 47' 08" West, 233.66 feet; THENCE by same by a line curving to the right having a radius of 2614.79 feet and an arc distance of 166.68 feet (South 52° 36' 42" West, 166.65 feet chord); THENCE by same legal right of way line South 54° 26' 16" West, 218.78 feet, South 68° 03' West, 232.69 feet and North 68° 36' 08" West, 252.55 feet to a point on the southerly side of SR 1035; THENCE along southerly side of SR 1035 the following courses and distances: North 50° 19' 38" East, 185.93 feet, North 35° 54' 23" East, 361.39 feet and North 50° 19' 48" East, 108.53 feet; THENCE continuing along same by a line curving to the right having a radius of 452.92 feet and an arc distance of 230.42 feet (North 64° 54' 06" East, 227.94 chord); THENCE continuing along the southerly side of SR 1035, North 64° 53' 57" East, 89.34 feet, North 87° 49' 38" East, 150.00 feet, and North 51° 30' 41" East, 124.11 feet to the point of beginning.*

*CONTAINING 9.8 acres as per survey of Howard and Associates dated August 1995.*

*Being designated in the Deed Registry of Allegheny County, Pennsylvania as Lot and Block 1366 – C - 50.*

*Being the same property that West Penn Power Company, by deed dated November 17, 1995, and recorded on November 27, 1995, in the Recorder's Office of Allegheny County in Deed Book Volume 09584, page 231, granted and conveyed to Ira Wood. Ira R. Wood died on January 24, 2006, and Michael J. Husarik and Sara A. Mercer, Co-Executors, were granted Letters Testamentary on February 1, 2009 at docket number 02-06-0733.*

***Together, with the appurtenances:***

***To Have and to Hold, the same to and for the use of the Grantees, their heirs and assigns, forever, by the same title and to all intents and purposes the same as held by Ira Wood, at and immediately before the time of his decease.***

*And the said Grantors do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that they, the said co-Executors of the Estate of Ira Wood, have not done, committed, or knowingly, or willingly suffered to be done or committed, any act, matter or thing whatsoever*

whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate or otherwise howsoever.

**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. 156 § 1.

WITNESS:

Beah Ann Borch

Wm M. Dyer

Beah Ann Borch

Wm M. Dyer

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]

*In Witness Whereof, the said Grantors hereunto set their hands and seals the day and year first above written.*

***Sealed and Delivered in the Presence of***

WITNESSES

Edgar H. Paul

ESTATE OF IRA WOOD, DESEASED

Michael Husarik  
MICHAEL HUSARIK, co-Executor

Margaret A. Sennarck

Sara A. Mercer  
SARA MERCER, co-Executor

Commonwealth of Pennsylvania )  
 )  
County of Allegheny ) ss:

On this the 14<sup>th</sup> day of January, 2010,  
before me, a Notary Public, the undersigned officer, personally appeared MICHAEL  
HUSARIK and SARA MERCER, co-Executors, 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.

My Commission Expires:

Jessica A. Sabalcik  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Jessica A. Sabalcik, Notary Public  
City of Pittsburgh, Allegheny County  
My Commission Expires Oct. 3, 2013  
Member, Pennsylvania Association of Notaries

**Certificate of Residence**

I do hereby certify that the **Tax Bill Address** of the within named grantee/s is

David & Patricia Grasinger  
Name/Mortgage Company

In Care Of (if required)

P.O. Box 14065  
Address  
Pittsburgh, PA 15239  
City, State and Zip Code

I do hereby certify that the **Owner Mailing Address** of the within named grantee/s is

In Care Of (if required)  
P.O. Box 14065  
Address  
Pittsburgh, PA 15239  
City, State and Zip Code

Beth Ann Bengt

Commonwealth of Pennsylvania )  
County of Allegheny ) ss:

Recorded on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2010, in the Recorder's Office of said County, in Deed Book Volume \_\_\_\_\_, page \_\_\_\_\_.

=====

DEED

From:

Michael Husarik and Sara Mercer, co-Executors of the Estate of Ira Wood, Deceased

To:

David M. Grasinger, Sr., and Patricia L. Grasinger, husband and wife

Mail to: