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**THIS DEED**

made and entered into as of the 12th day of December, in the year Two Thousand and Twelve (2012), by and between **PHILIP G. HETRICK AND ROXANNE E. HETRICK**, his wife, of 206 Euclid Avenue, Brookville, Pennsylvania 15825, **GRANTORS**,

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**CHARLES A. SHAFFER AND JUDITH D. SHAFFER**, his wife, of 12303 Knoxdale Road, Brookville, Pennsylvania 15825, as tenants by the entirety, **GRANTEES**.

WITNESSETH, that in consideration of the sum of One and 00/100 Dollar (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, ALL of their undivided one-half (½) interest in all those certain tracts of land situate in Rose Township, Jefferson County, Pennsylvania, bounded and described as follows:

**TRACT NUMBER 1:**

**BEGINNING** at a point of land on the northeast corner of tract of land, bordered on the southern right-of-way line of United States Highway Route 322 and the eastern boundary line of lands now or formerly of Ernest L. Bowley; thence South 11° 30' West, a distance of 808.5 feet along lands now or formerly of Ernest L. Bowley to a point; thence South 87° 30' West, a distance of 164 feet along lands now or formerly of Ernest L. Bowley to a point forming the northeast point of the property; thence South 8° 30' West, a distance of 400 feet along lands now or formerly of Gerald L. Mendenhall et ux. to a point; thence South 87° 30' West, a distance of 325 feet along lands now or formerly of Gerald L. Mendenhall et ux. to a point; thence North 8° 30' East, a distance of 400 feet along lands now or formerly of Mrs. Anna Haugh to a point; thence North 87° 30' East, a distance of 325 feet along lands now or formerly of Ernest L. Bowley to a point, the place of beginning.

**ALSO GRANTING AND CONVEYING** a right-of-way to the Grantees, their heirs and assigns, to be used jointly with Gerald L. Mendenhall et ux., their heirs and assigns, for ingress, egress and regress to and from the tract of land conveyed herein, described as follows:

**BEGINNING** at a point where the southern right-of-way line of United States Highway Route 322, the eastern boundary line of land now or formerly of Ernest L.

Bowley and the western boundary of lands now or formerly of Gerald L. Mendenhall et ux. meet; thence South 72° East, a distance of 50 feet along the southern right-of-way line of United States Highway Route 322 to a point; thence South 11-1/2° West, a distance of 858.5 feet along lands now or formerly of Gerald L. Mendenhall et ux. to a point; thence South 87° 30' West, a distance of 214 feet along lands now or formerly of Gerald L. Mendenhall et ux. to a point; thence North 8° 30' West, a distance of 50 feet along the eastern boundary of the property conveyed herein to a point; thence North 87° 30' East, a distance of 164 feet along lands now or formerly of Ernest L. Bowley to a point; thence North 11° 30' East, a distance of 808.5 feet along lands now or formerly of Ernest L. Bowley to a point, the place of beginning.

This roadway or right-of-way is to be used by Gerald L. Mendenhall et ux., their heirs and assigns, and Grantees, their heirs and assigns. Any and all utilities that Grantees require for the tract described above must be located along this right-of-way. Grantees, theirs and assigns shall be responsible for maintenance of this right-of-way.

EXCEPTING AND RESERVING all of the oil, gas and other mineral rights of whatever kind, in, upon and under the lands with the free right of ingress, egress and regress upon, in, and under the lands for the purpose of searching for, mining and operating the coal or other minerals and the boring, drilling and operating the gas and shipping and preparing the coal and other minerals for market, with the right necessary for the proper mining and shipping the coal and other minerals at the mouth of the mines which may be constructed.

ALSO EXCEPTING AND RESERVING .299 acre (13,008 square feet) conveyed to Patricia J. Mendenhall and Gerald R. Mendenhall, by P-C Industries, Inc., by Deed dated October 19, 2009, and recorded in the Office of the Recorder of Deeds for Jefferson County, Pennsylvania, in Record Book 531, page 76.

**TRACT NUMBER 2:**

BEGINNING at an iron pin (set 5/8" rebar with cap), said point being the southwest corner of the herein described parcel; thence through lands of Mendenhall of which the herein described parcel was once a part, South 87° 30' 00" West, a distance of 251.23 feet to an iron pin (set 5/8" rebar with cap); thence along lands now or formerly of Haugh, North 08° 30' 00" East, a distance of 51.21 feet to a point; thence along lands of P-C Industries, North 87° 30' 00" East, a distance of 259.60 feet; thence through lands of Mendenhall, South 00° 53' 35" West, a

distance of 51.02 feet to the place of beginning; CONTAINING 0.299 acres (13,008 square feet) as per Lot Line Revision Subdivision Plan made for Patricia J. Mendenhall and P-C Industries by Dougherty Surveying & Engineering (Eric David Dougherty, P.L.S. SU075014), dated 12 May 2008.

BEING the same two tracts of land that were granted and conveyed to Philip G. Hetrick and Roxanne E. Hetrick, his wife, and Charles A. Shaffer and Judith D. Shaffer, his wife, by P-C Industries, Inc., by Deed dated November 3, 2009, and recorded in the Office of the Recorder of Deeds for Jefferson County, Pennsylvania, in Record Book 531, page 82..

The above-described tract of land is known on the Jefferson County Assessment Maps as Parcel Number 32-322-0138 AB.

#### NOTICE

To comply with the Act of July 17, 1957, P. L. 984 as amended by Act 255 of 1964 (52 P. S. Section 1551 - 1554) notice is hereby given as follows:

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.

GRANTORS HAVE NO ACTUAL KNOWLEDGE OF ANY HAZARDOUS WASTE, DEFINED IN ACT NO. 1980-97 OF THE COMMONWEALTH OF PENNSYLVANIA, HAVING BEEN OR WHICH IS PRESENTLY BEING DISPOSED ON OR ABOUT THE PROPERTY DESCRIBED IN THIS DEED.

To comply with the Pennsylvania Realty Transfer Tax Act, it is hereby certified that the full, true and complete value of the Grantors' undivided one-half (½) interest in the above-described premises is \$24,980.00.