

P-3837—Warranty Deed, Two Acknowledgments—Arranged by Henry Hall, Inc., Indiana, Pa.

394 PAGE 384

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This Indenture,

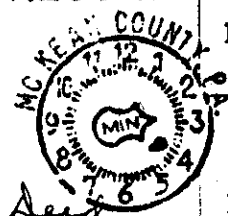
MADE THE 9th day of September in the year of our Lord one thousand nine hundred and sixty,

BETWEEN Harry Holt and Helen M. Holt, husband and wife, of the Borough of Kane, County of McKean and Commonwealth of Pennsylvania, parties of the first part,

and

Lawrence M. Woods, Trustee, of the same place, party

RECORDED



Deed

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SEP 12 1966

Recd in custody

of the second part, WITNESSETH, that the said parties of the first part, for and in consideration of the sum of one and more - - - - - Dollars,

lawful money of the United States of America unto them well and truly paid by the said party of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, his successors, heirs, and assigns, All that certain piece, parcel

or lot of land situate in the Borough of Kane, County of McKean and Commonwealth of Pennsylvania, bounded and described as follows: Beginning at a point one hundred sixty feet (160 ft.) north of the north line of Pine Avenue and one hundred eighty feet (180 ft.) west of the west line of South Fraley Street; thence by the north line of an alley parallel to Pine Avenue, west forty feet (W. 40 ft.) to the south line of garage lot sold to A. Dolan; thence by the same, north about fifty-three feet (53 ft.) to the south line of another alley one hundred eighty feet (180 ft.) southward of the south line of Chestnut Street; thence by the same, parallel to Chestnut Street, north eighty-four degrees east (N. 84° E.) about forty feet (40 ft.); thence by an open alleyway or court, south about fifty-seven feet (57 ft.) to the place of beginning. Together with a garage building thereon. Being a part of the premises conveyed by Himan J. Cohn and Evelyn L. Cohn, husband and wife, to Harry Holt and Helen M. Holt, husband and wife, by deed dated August 29, 1960, and intended to be recorded forthwith.

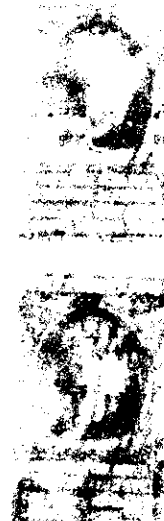
This conveyance is expressly made and accepted under and subject to all and singular the exceptions, reservations, conditions,

and restrictions in the said deed mentioned, contained or referred to, insofar as they apply to the above described premises, as the same, reference thereto being had, will more fully and at large appear.

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 true, full and complete value of this transaction is \$3,000.00.

COPY



TOGETHER with all and singular, the said property, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever, of the said parties of the first part, in law, equity or otherwise howsoever, of, in and to the same and every part thereof,

TO HAVE AND TO HOLD the said lands,

hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, his successors, heirs and assigns, to and for the only proper use and behoof of the said party of the second part, his heirs and assigns forever.

Harry Holt and Helen M. Holt, the said parties of the first part, for themselves, their heirs, executors and administrators, do by these presents covenant, grant and agree to and with the said party of the second part, his successors, heirs and assigns, that they, the said parties of the first part, and their heirs, all and singular the hereditaments and premises herein above described and granted or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, his successors, heirs and assigns against them, the said parties of the first part and their heirs, and against all and every other person or persons whomsoever lawfully claiming, or to claim the same or any part thereof, by, from or under them,

shall and will warrant and forever defend.

IN WITNESS WHEREOF, the said parties of the first part have to these presents set their hands and seals. Dated the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Harry Holt

Helen M. Holt



State of Pennsylvania

County of McKean

On this, the 9th day of September, 1960, before me

the undersigned officer, personally appeared Harry Holt and Helen M. Holt, husband and wife,

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed same for the purposes therein contained.

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

MARtha L. SROOGELUND, Notary Public, KANE, MCKEAN COUNTY, PENNSYLVANIA, MY COMMISSION EXPIRES MARCH 9, 1963

Title of Officer.

State of

County of

On this, the day of, 19, 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

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

Title of Officer.

I do hereby certify that the precise residence and complete post office address of the within named grantee is 103 Pine Avenue, Kane, Pennsylvania.

September 9, 1960.

Laurence M. Ward - Attorney for Grantee