



60 2018 00022455

Allegheny County  
Jerry Tyskiewicz  
Department of Real Estate  
Pittsburgh, PA 15219

Instrument Number: 2018-22455

BK-DE VL-17294 PG-359

Recorded On: July 23, 2018

As-Deed

Parties: DIMUM FAMILY L P

To SOUTH FAYETTE TWP SCHL DIST

# of Pages: 9

Comment:

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

Deed 166.75  
0  
0  
Total: 166.75

**Realty Transfer Stamp**

**Department of Real Estate Stamp**

Affidavit Attached-No	Stamp Num-T52831
SOUTH FAYETTE TP	
Ward-99-NO WARD	
Value	4,329,644.00
Commonwealth of Pennsylvania	43,296.44
Munic-South Fayette Twp	21,648.22
School District-South Fayette	21,648.22
Munic-Penalty	0.00
Munic-Interest	0.00
School-Penalty	0.00
School-Interest	0.00
	<b>86,592.88</b>

Certified On/By-> 07-23-2018 / B K
0405G00007000000

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: 2018-22455  
Receipt Number: 3450542  
Recorded Date/Time: July 23, 2018 03:33:37P  
Book-Vol/Pg: BK-DE VL-17294 PG-359  
User / Station: T Greil - Cash Super 05

TUCKER ARENSBERG  
1500 ONE PPG PLACE  
PITTSBURGH PA 15222



*Jerry Tyskiewicz*  
Jerry Tyskiewicz, Director  
Rich Fitzgerald, County Executive

# THIS INDENTURE

Made the 17<sup>th</sup> day of July, 2018

Between

DIMUN FAMILY LIMITED PARTNERSHIP, a Pennsylvania limited partnership

(hereinafter called "Grantor")

AND

SOUTH FAYETTE TOWNSHIP SCHOOL DISTRICT

(hereinafter called "Grantee")

Witnesseth, that the said Grantor in consideration of-----

FOUR MILLION THREE HUNDRED TWENTY NINE THOUSAND SIX HUNDRED FORTY-  
FOUR AND NO/100-----(\$4,329,644.00)-----DOLLARS

paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, does grant,  
bargain, sell and convey to the said Grantee, its successors and assigns

ALL that certain lot or parcel of land situate in the Township of South Fayette, County of Allegheny, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the dividing line of property now or formerly Rosemary Godfrey, et vir, and property now or formerly the Dimun Family Limited Partnership at the westerly right of way line of Battle Ridge Road, S.R. 3024, 50' wide; thence along the westerly and southerly right of way line of Battle Ridge Road, S.R. 3024 by the following five (5) courses and distances, viz: by an arc of a circle deflecting to the right in a southeastwardly direction, having a radius of 1121.28', an arc distance of 129.59' (chord bearing and distance, South 43°23'17" East, 129.52') to a point; thence South 40°04'38" East, 620.95' to a point; thence by an arc of a circle deflecting to the left in a southeastwardly direction, having a radius of 844.02', an arc distance of 778.28' (chord bearing and distance, South 66°29'38" East, 751.00') to a point; thence North 87°05'22" East, 811.44' to a point; thence by an arc of a circle deflecting to the right in an eastwardly direction, having a radius of 3794.83', an arc distance of 276.26' (chord bearing and distance, North 89°10'30" East, 276.20') to a point on the westerly right of way line of Old Oakdale Road, variable width; thence along the westerly right of way line of Old Oakdale Road the following eight (8) courses and distances, viz: South 01°30'35" West, 9.84' to a point; thence by an arc of a circle deflecting to the left in a Southwardly direction, having a radius of 316.50', an arc distance of 102.41' (chord bearing and distance, South 07°45'36" East, 101.97') to a point; thence South 17°01'47" East, 373.64' to a point; thence by an arc of a circle deflecting to

the right in a southwardly direction, having a radius of 1223.50', an arc distance of 271.39' (chord bearing and distance, South 10°40'31" East, 270.84') to a point; thence South 04°19'14" East, 479.32' to a point; thence by an arc of a circle deflecting to the left in a southwardly direction, having a radius of 1441.50', an arc distance of 284.10' (chord bearing and distance, South 09°58'00" East, 283.64') to a point; thence South 15°36'46" East, 158.72' to a point; thence by an arc of a circle deflecting to the right in a southwardly direction, having a radius of 448.50', an arc distance of 91.09' (chord bearing and distance, South 09°47'39" East, 90.94') to a point on the northerly line of property now or formerly Bruce Galford Jr.; thence along the dividing line of property now or formerly Bruce Galford Jr., Lot #2 of the Sray Plan of Lots #2, recorded in Plan Book Volume 234, page 138, and property now or formerly the Dimun Family Limited Partnership, North 88°30'58" West, 1100.98' to an existing rebar; thence continuing along the dividing line of Lot #2 of the Sray Plan of Lots #2 and property now or formerly the Dimun Family Limited Partnership the following two (2) courses and distances, viz: South 17°26'01" West, 781.46' to a point; thence South 27°03'26" West, 146.85' to a point on the easterly line of Parcel A-2-R-Revised of The Berkshires-Phase 8 recorded in Plan Book Volume 274, page 62; thence along the dividing line of Parcel A-2-R-Revised of the Berkshires-Phase 8, and property now or formerly the Dimun Family Limited Partnership the following two courses and distances viz: North 34°11'34" West, 82.25' to a point; thence North 57°48'19" West, 393.00' to a point on an easterly corner of property now or formerly Bohdan W. Stone, et ux; thence along the dividing line of property now or formerly Bohdan W. Stone, et ux, and property now or formerly Dimun Family Limited Partnership the flowing two (2) courses and distances, viz: North 58°07'19" West, 726.33' to a point; thence North 35°10'19" East, 289.27' to a 3/4 inch threaded rod; thence continuing along the dividing line of property now or formerly Bohdan W. Stone, et ux, property now or formerly Amy Lyn Baselj, et al, property now or formerly Rosemary Godfrey, et vir, and property now or formerly the Dimun Family Limited Partnership, North 13°49'41" West, 2519.02' to a point on the southerly line of property now or formerly Rosemary Godfrey, et vir; thence along the dividing line of property now or formerly Rosemary Godfrey, et vir and property now or formerly the Dimun Family Limited Partnership and passing through an iron pin located near Battle Ridge Road, North 76°10'19" East, 259.59' to a point at the place of beginning.

CONTAINING 4,963,123.85 Sq. Ft. or 113.938 Acres

The above captioned legal description was prepared in accordance with plan of survey made by Civil & Environmental Consultants, Inc. dated April 19, 2018 and bearing Project No. 181-618.

BLOCK AND LOT: 405-G-7.

EXCEPTING AND RESERVING to the proper owners thereof coal and mining rights and privileges as conveyed, excepted and reserved by prior deeds of record. Conveyance of property does not include any interest in any subsurface oil, gas or mineral rights pertaining to the land, all of which shall be retained by Grantor; provided, however, that no exploration, quarrying, excavation, drilling or other removal of coal, gas, clay, oil, minerals, gravel, sand, topsoil or other similar materials from the property shall occur except to remove oil and gas subsurface resources by directional drilling methods only from adjacent lands, so as to not impact or allow for any surface disturbance, including pipelines on or near the surface.

UNDER AND SUBJECT TO all rights of way whether of record or not, to all easements, building lines, reservations, limitations, conditions, restrictive covenants and other matters as may be contained in prior instruments of record or as may be set forth in applicable laws and ordinances and to all other matters which a physical inspection of the property would reveal.

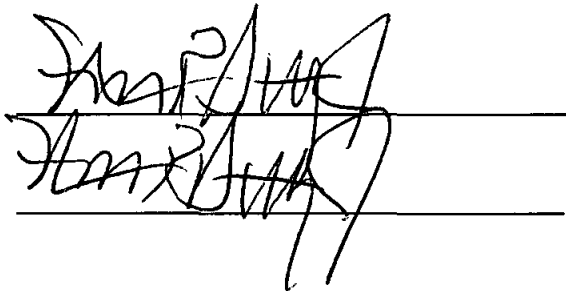
BEING the same premises which Laurie P. Dimun and Terrence D. Dimun, Co-Executors of the Estate of Michael F. Dimun, Deceased, by their deed dated May 31, 2005 and recorded in the Recorder's Office of Allegheny County, Pennsylvania in Deed Book Volume 12476, page 6, granted and conveyed unto the Dimun Family Limited Partnership, Grantor herein.

with the appurtenances: *To Have and To Hold* the same to and for the use of the said Grantee, its successors and assigns forever, and the Grantor for its successors and assigns hereby covenants and agrees that it will WARRANT Specially the property hereby conveyed.


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, and is not intended as notice of unrecorded instruments, if any.]

*Witness the hand and seal of the said Grantor.*

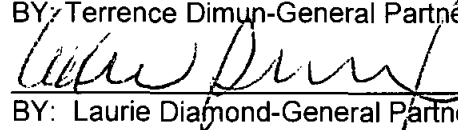
ATTEST:



DIMUN FAMILY LIMITED PARTNERSHIP



(SEAL)  
BY: Terrence Dimun-General Partner



(SEAL)  
BY: Laurie Diamond-General Partner

**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 OR ATTEST:

Brian A. Tracy

SOUTH FAYETTE TOWNSHIP  
SCHOOL DISTRICT

BY:

PLABH

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS.  
COUNTY OF ALLEGHENY )

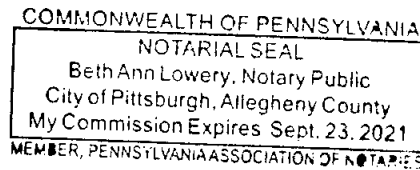
This record was acknowledged before me on July 17, 2018 by Terrence Dimun as General Partner who represents that he is authorized to act on behalf of Dimun Family Limited Partnership.

Beth Ann Lowery  
Notary Public

Stamp

Title of office

My commission expires:



COMMONWEALTH OF PENNSYLVANIA )  
 ) SS.  
COUNTY OF ALLEGHENY )

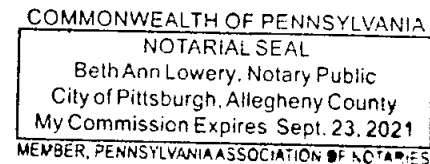
This record was acknowledged before me on July 17, 2018 by Laurie Diamond as General Partner who represents that she is authorized to act on behalf of Dimun Family Limited Partnership.

Beth Ann Lowery  
Notary Public

Stamp

Title of office

My commission expires:



**CERTIFICATE OF RESIDENCE**

I do hereby certify that the **TAX BILL ADDRESS**  
**ADDRESS** of the within named grantee/s is:

3620 Old Oakdale Road  
McDonald, PA 15057



I do hereby certify that the **OWNER MAILING**  
of the within named grantee/s is:

3620 Old Oakdale Road  
McDonald, PA 15057



DEED

From

**DIMUN FAMILY LIMITED PARTNERSHIP**

to

**SOUTH FAYETTE TOWNSHIP SCHOOL  
DISTRICT**

**MAILING INSTRUCTIONS  
RECORDER:**

Please mail this instrument as follows:

Tucker Arensberg, P.C.  
1500 One PPG Place  
Pittsburgh, PA 15222

**THIS INSTRUMENT**  
was prepared by:

**TUCKER ARENSBERG, P.C.**  
1500 One PPG Place  
Pittsburgh, PA 15222