



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

Instrument Number: 2021-4618

BK-DE VL-18331 PG-331

Recorded On: February 10, 2021 As-Deed

Parties: SMITH DANIEL T

To HENNEY MATTHEW BERNARD

of Pages: 5

Comment:

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

Deed 181.75
 0
 0
 Total: 181.75

Realty Transfer Stamp

Department of Real Estate Stamp

Affidavit Attached-No COLLIER TP Ward-99-NO WARD	Stamp Num-T138139
Value	100,000.00
Commonwealth of Pennsylvania	1,000.00
Munic-Collier Twp	500.00
School District-Chartiers Valley	500.00
Munic-Penalty	0.00
Munic-Interest	0.00
School-Penalty	0.00
School-Interest	0.00
	2,000.00

Certified By-Virginia Zirpoli
 On 04 21, 2021 02:19p
 0328G00013000000

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: 2021-4618
 Receipt Number: 3883920
 Recorded Date/Time: February 10, 2021 01:17:11P
 Book-Vol/Pg: BK-DE VL-18331 PG-331
 User / Station: M Ward-Davis - CASH 04

AVID SETTLEMENT
 410 ROUSER RD STE 402
 MOON TWP PA 15108



Jerry Tyskiewicz
 Jerry Tyskiewicz, Director
 Rich Fitzgerald, County Executive

MAIL TO AVID SETTLEMENT
410 ROUSER RD. STE 402
MOON TWP. PA 15108

444183 DRE Certified
08-Feb-2021 02:12P\Int By: Al Matthews

4
Jerk

FROM:
Daniel T. Smith and Debra A. Smith, Husband and Wife

TO:
Matthew Bernard Henney and Christine Anne Henney, Husband
and Wife
125 Brook Street, Carnegie, PA 15106

-----[Space Above This Line For Recording]-----

Special Warranty Deed

This Indenture, Made this 19th day of February, 2021, **Between**
Daniel T. Smith and Debra A. Smith, Husband and Wife, **grantors, and**
Matthew Bernard Henney and Christine Anne Henney, Husband and Wife, **grantees.**

Witnesseth that the said GRANTORS, for and in consideration of the sum of One Hundred Thousand and No/100 (\$100,000.00) paid to the GRANTORS by the GRANTEES do grant, bargain, sell and convey to the said GRANTEES their heirs and assigns:

ALL that certain tract or parcel of land lying and being situate in the Township of Collier, County of Allegheny, Commonwealth of Pennsylvania, being Lot No.1 in the D & D Smith Plan of Lots, as recorded in the Recorder of Deeds office of Allegheny County, Pennsylvania in Plan Book Volume 307, page 187.

BEING designated as PART OF Block and Lot No. 0328-G-00013-0000-00.

Being part of the same premises which Ernest Mondine and Dorothy Mondine, husband and wife by Deed dated April 1, 2008 and recorded April 4, 2008 in Allegheny County in Deed Book Volume 13569 Page 212 conveyed unto Debra A. Smith and Daniel T. Smith, wife and husband.

UNDER AND SUBJECT TO COAL AND OIL AND GAS, AND MINING RIGHTS AND ALL RIGHTS AND PRIVILEGES INCIDENT TO THE MINING OF COAL AND OIL AND GAS HERETOFORE CONVEYED, EXCEPTED OR RESERVED BY INSTRUMENTS OF RECORD; THE RIGHT OF SURFACE, LATERAL OR SUBJACENT SUPPORT; ANY SURFACE SUBSIDENCE; AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS AS CONTAINED IN PRIOR INSTRUMENTS OF RECORD AND/OR AS INSTALLED OR LOCATED ON THE PREMISES AND ALL OTHER MATTERS OF

RECORD APPEARING PRIOR HERETO.

SUBJECT TO ALL PRIOR GRANTS AND RESERVATIONS OF COAL, OIL, GAS AND MINING RIGHTS, AS MAY APPEAR IN PRIOR INSTRUMENTS OF RECORD.

with the appurtenances: To Have and To Hold the same to and for the use of the said GRANTEES their heirs and assigns forever. And the GRANTORS for their heirs and assigns, hereby covenants and agrees that they 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.]

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

Attest:


Witness

Witness



(Seal)

Daniel T. Smith



(Seal)

Debra A. Smith

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.

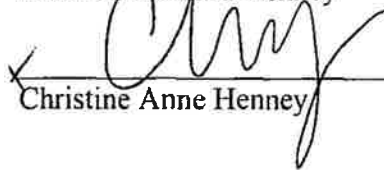
WITNESS:

Witness



Matthew Bernard Henney (Seal)

Witness




Christine Anne Henney (Seal)

Commonwealth of Pennsylvania
County of Allegheny

On this, the 4th day of February, 2021, before me, a Notary Public, the undersigned officer, personally appeared **Daniel T. Smith and Debra A. Smith, Husband and Wife** known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Commonwealth of Pennsylvania - Notary Seal
Nicole M. Zabela, Notary Public
Allegheny County
My commission expires December 30, 2022
Commission number 1091940
Member, Pennsylvania Association of Notaries



Printed Name:
Notary Public
My Commission Expires:

Certificate of Residence

I do hereby certify that the Tax Bill Address of the within named grantee(s) is

Mr. & Mrs. Matthew Bernard Henney
125 Brook Street
Carnegie, PA 15106

I, hereby certify that the Owner Mailing Address of the within grantee(s) is

Matthew Bernard Henney and Christine Anne Henney
125 Brook Street, Carnegie, PA 15106

Witness my hand this 4th day of February, 2021.

Sharon M Anderson