

Allegheny County
Jessica Garofolo
Division of Real Estate
Pittsburgh, PA 15219

*** Electronically Filed Document ***

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

Department of Real Estate Stamp

Document Number: 2024-23917
Recorded As: ERX-DEED
Recorded On: September 05, 2024
Recorded At: 11:31:40 am
Number of Pages: 4
Book-VI/Pg: Bk-DE VI-19791 Pg-243
Recording Fee: \$181.75
Parties:
SMITH DANIEL T
SMITH ALEXANDER ANTHONY
Receipt Number: 4393960
Processed By: Linda Sulecki

NOTE-

0328G00030000000

Realty Transfer Stamp

Consideration Amt:	\$0.00	Commonwealth of Pennsylvania	\$0
Tax Code :	COLLIER TP	Munic-Collier Twp	\$0
Tax Amount:	\$0.00	School District-Chartiers Valley	\$0
Ward :		Munic-Penalty	\$0
99-NO WARD		Munic-Interest	\$0
Stamp Num:	T20075	School-Penalty	\$0
Blk/Lot:	0328G00030000000	School-Interest	\$0
Affidavit:	No		
Exempt:	Yes		

I hereby certify that the within and foregoing was recorded in the Division of Real Estate's Office in Allegheny County, PA

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Jessica Garofolo

Jessica Garofolo, Director
Sara Innamorato, County Executive

598057

DRE Certified
05-Sep-2024 10:09AM Int By: T G

Prepared by/Mail to:

Experienced Closing Services, LLC
564 Washington Avenue
Carnegie, PA 15106
412-722-1460

CPN: 328-G-30

[Space above this line for recording]

General Warranty Deed

This Indenture, made the 23 day of August 2024, Between

Daniel T Smith and Debra A Smith, Husband and Wife
grantor(s),

and

Alexander Anthony Smith and Kaley Marie Moyer, Husband and Wife
grantee(s)

Witnesseth, that said GRANTOR(S) for and in consideration of the sum of \$1.00 (One and 00/100 Dollars) paid to the GRANTOR(S) by the GRANTEE(S) do grant, bargain, sell and convey unto the said GRANTEE(S), his/her/their heirs and assigns,

ALL THAT CERTAIN lot or tract of land situate in the Township of Collier and partly in the Township of South Fayette, County of Allegheny and Commonwealth of Pennsylvania, being known as Lot No. 2, as shown on a certain plan entitled D and D Smith Plan of Lots, as recorded in the Department of Real Estate Office of Allegheny County, Pennsylvania in Plan Book Volume 307, Page 187.

BEING designated as BLOCK AND LOT 328-G-30

BEING the same premises which Joseph M. Bishop and Lisa A. Bishop, husband and wife, by Deed dated 08/23/2023 and recorded 08/30/2023 in the Department of Real Estate Office of Allegheny County in Deed Book Volume 19413, Page 335, granted and conveyed unto Daniel T. Smith and Debra A. Smith, husband and wife.

THIS property is being transferred from parents to child, therefore is exempt from transfer taxes.

SUBJECT to building lines, rights of way, easements, mining and mineral rights, restrictions, reservations and exceptions as set forth on the recorded plan and 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 GRANTEE(S) his/her/their heirs and assigns forever. And the GRANTOR(S) for his/her/their heirs

and assigns hereby covenant and agree that he/she/they will **WARRANTS GENERALLY** 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 GRANTOR(S) have hereunto set hands and seals the day and year first above written.

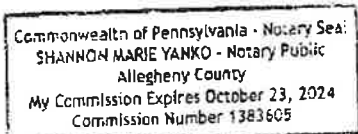
[Signature] (Seal)
Daniel T Smith

[Signature] (Seal)
Debra A Smith

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF Allegheny }

On this 23 day of August 2024 before me, a Notary Public, the undersigned officer, personally appeared, **Daniel T Smith and Debra A Smith**, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/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,



[Signature]
Printed Name: Shannon Marie Yanko
Notary Public
My Commission Expires: October 23 2024

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

 (Seal)
Alexander Anthony Smith

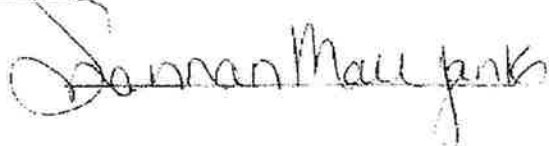
 (Seal)
Kaley Marie Moyer

Certificate of Residence

I, hereby certify that the precise residence of the GRANTEE(S) herein is as follows:

**Alexander Anthony Smith and Kaley Marie Moyer
244 Nesbit Road
Oakdale, PA 15071**

Witness my hand this 23 day August 2024.



Mail Tax Bills to:

Alexander Anthony Smith and Kaley Marie Moyer
244 Nesbit Road
Oakdale PA 15071