

FROM:
JOHN KOSKY, JR. and MADELINE KOSKY, husband and wife
MAIL TO:
LYNN ANN JANOCHA
740 Hickory Grade Road
Bridgeville, PA 15017

[Space Above This Line for Recording]

Special Warranty Deed

This Indenture, Made the 23rd day of October, 2020, Between
JOHN KOSKY, JR. and MADELINE KOSKY, husband and wife, grantors, and
LYNN ANN JANOCHA, grantee.

Witnesseth, that said GRANTORS for and in consideration of the sum of
ONE DOLLAR AND -----NO/100 (\$1.00)
paid to the GRANTORS by the GRANTEE do grant, bargain, sell and convey unto the said GRANTEE, her
heirs and assigns,

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

BEGINNING at an iron pin located at a corner common to land now or formerly of A. D.
Robb and land now or formerly of E. Herriott; thence from said point of beginning by line of
said land now or formerly of E. Herriott by the following two courses and distances: South
7o39'44" East, 117.97 feet to an iron pin and South 60o28'21" West, 1009.80 feet to a fence
post, a corner common to said land now or formerly of E. Herriott, land now or formerly of
W. R. Bowman the land herein described: thence by line of said land now or formerly of W.
(Continued on Attached)

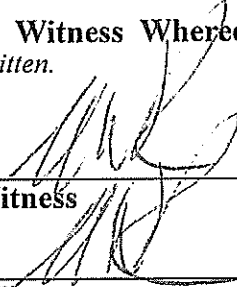
with the appurtenances: To Have and To Hold the same to and for the use of the said GRANTEE, her
heirs and assigns forever; And the GRANTORS for their heirs and assigns hereby covenant and agree that
they will WARRANT SPECIALLY the property hereby conveyed.

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.]

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



Witness



JOHN KOSKY, JR. (Seal)



MADELINE KOSKY (Seal)

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



LYNN ANN JANOCHA (Seal)

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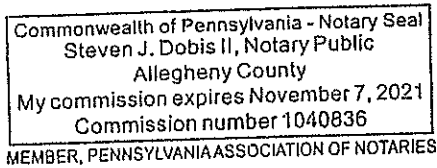
COMMONWEALTH OF Pennsylvania
COUNTY OF Allegheny

On this, the 23rd day of **October**, 2020, before me, a Notary Public, the undersigned officer, personally appeared

JOHN KOSKY, JR. and MADELINE KOSKY, 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 the same for the purposes therein contained.

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



Steven J. Dobis
Printed Name: Steven J. Dobis
Notary Public
My Commission Expires: 11-7-21

Certificate of Residence

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

LYNN ANN JANOSKA
740 Hickory Grade Road
Bridgeville, PA 15017

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

LYNN ANN JANOSKA
740 Hickory Grade Road, Bridgeville, PA 15017

Witness my hand this 23rd day of **October**, 2020.

This Document Prepared By: _____

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R. Bowman, North 79°38'52" West, 937.89 feet to a white oak stump on line of land now or formerly of W. P. Rend; thence by line of said land now or formerly of W. P. Rend by the following two courses and distances: North 14°59'19" East, 36.19 feet to a point and North 68°00'52" West, 812.89 feet to a point in Miller's Run on the Southerly right of way line of B & M Branch of the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad, said point being 33 feet distant at right angles from the center line of said right of way; thence by a line in said Miller's Run along said Southerly right of way line of the B & M Branch of the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad, North 15°21'03" East, 73.58 feet to a point; thence leaving said Miller's Run North 52°59'00", 39.07 feet to a point on the Northerly right of way line of the Pittsburgh and West Virginia Railroad, said point being a corner common to land now or formerly of Fred L. Silhol and the land herein described; thence by line of said land now or formerly of Fred L. Silhol and generally following the channel of said Miller's Run by the following five courses and distances: by a line curving to right having a radius of 695.31 feet, 452.80 feet (the chord of which curved line bears North 37°19'56" East for 444.16 feet) to a point; North 55°57'30" East, 710.00 feet to a point; North 62°09'30" East, 364.00 feet to a point; by a line curving to the right having a radius of 573.69 feet, 268.16 feet (the chord of which said curved line bears North 75°30'55" East, 267.19 feet) to a point; thence North 88°52'20" East, 958.60 feet to a point on line of land now or formerly of William Campbell, a corner common to land now or formerly of Fred L. Silhol and the land herein described; thence by line of said land now or formerly of William Campbell, South 4°45'22" East, 152.21 feet to a point on the Northerly right of way line of the Pittsburgh and West Virginia Railroad, a corner common to said land now or formerly of William Campbell and the land herein described; thence crossing said right of way of the Pittsburgh and West Virginia Railroad and by line of land now or formerly of A. D. Robb, South 4°45'00" East, 845.21 feet to an iron pin, the place of beginning.

UNDER AND SUBJECT to State Route 50 and the right of way therefor as now located.

UNDER AND SUBJECT to Exceptions and Reservations as set forth in Deed Book Volume 3319, page 647.

TOGETHER WITH AND UNDER AND SUBJECT TO covenants, conditions, restrictions, easements, coal and mining rights and rights of way as contained in prior instruments of record.

BEING the same property which United States Steel Corporation, a corporation of the State of New Jersey, by deed dated January 7, 1954, and recorded in the Recorder's Office of Allegheny County, PA, in Deed Book Volume 3319, page 647, granted and conveyed unto John Kosky, Jr. and Madeline Kosky, husband and wife, the Grantors herein.

This conveyance is from parents to daughter and is therefore exempt from realty transfer taxes.