



60 2018 00035210

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

Instrument Number: 2018-35210

BK-DE VL-17423 PG-586

Recorded On: November 13, 2018 As-Deed

Parties: WIEDENHOFER STEFAN M

To CUDDY PARTNERS L P

# of Pages: 5

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-T63741
SOUTH FAYETTE TP	
Ward-99-NO WARD	
	Value 135,000.00
Commonwealth of Pennsylvania	1,350.00
Munic-South Fayette Twp	675.00
School District-South Fayette	675.00
Munic-Penalty	0.00
Munic-Interest	0.00
School-Penalty	0.00
School-Interest	0.00
	2,700.00

Certified On/By-> 11-13-2018 / Belinda Gibbs
0325H00008000000

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: 2018-35210  
Receipt Number: 3504005  
Recorded Date/Time: November 13, 2018 01:37:00P  
Book-Vol/Pg: BK-DE VL-17423 PG-586  
User / Station: T Greil - Cash Super 05

SHERRARD GERMAN & KELLY  
WILL CALL  
PITTSBURGH PA 15219



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

**THIS INDENTURE**

MADE the 7<sup>th</sup> day of November, 2018

**BETWEEN**

STEFAN M. WIEDENHOFER, married

GRANTOR

**AND**

CUDDY PARTNERS, LP, a Pennsylvania limited partnership

GRANTEE

WITNESSETH, that in consideration of the sum of **ONE HUNDRED THIRTY-FIVE THOUSAND**

**AND**-----**(\$135,000.00)**-----**NO/100 DOLLARS**

in hand paid, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, its successors and/or assigns, all of Grantor's right, title and interest to:

**ALL** that certain tract or parcel of land situate in the Township of South Fayette, County of Allegheny, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of a public road on line of property now or formerly of J. Mouret; thence in part by said Mouret property and in part through other property of Pete Quarture, of which the described parcel is a part, South 62° 20' East, 146 feet to a point; thence continuing through the property of Pete Quarture North 25° 04' East, 329.85 feet to a point in public road; thence, leaving said road North 75° 35' West, 134.6 feet to a point; thence in part by other property of Pete Quarture and in part by the public road first above mentioned South 27° 40' West, 298.65 feet to the place of beginning.

CONTAINING an area of .99 of an acre.

EXCEPTING AND RESERVING that portion taken for the widening of Morgan Hill Road.

HAVING erected thereon a dwelling known as 111 Morgan Hill Road.

BEING known and designated as 325-H, Lot No. 8, in the Deed Registry Office of Allegheny County.

**WILL CALL  
SHERRARD, GERMAN & KELLY, P.C.**

BEING the same premises which Michael C. Popichak and John E. Popichak, as joint tenants with rights of survivorship by deed dated June 8, 2015 and recorded June 16, 2015 in Department of Real Estate of Allegheny County, Pennsylvania, in Deed Book Volume 16014, page 203, granted and conveyed unto Stefan M. Wiedenhofer, the Grantor herein.

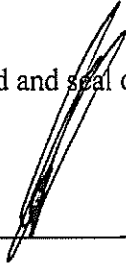
**By execution of this deed, Grantor hereby represents and warrants that there are no actions pending in which he is a party for divorce or equitable distribution of marital property in any jurisdiction.**

with the appurtenances: To Have and To Hold the same to and for the use of the Grantee, its successors and/or assigns forever, And the Grantor for himself, his heirs and assigns hereby covenants and agrees that he will **WARRANT 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 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 Grantor

WITNESS:



  
STEFAN M. WIEDENHOFER

**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:

CUDDY PARTNERS, LP, a Pennsylvania limited partnership

By its General Partner:  
CUDDY ASSOCIATES, LLC, a Pennsylvania limited liability company,

By:   
JOHN ALAN KOSKY, President



COMMONWEALTH OF PENNSYLVANIA :  
: ss.  
COUNTY OF ALLEGHENY :

On this 7<sup>th</sup> day of November, 2018, before me, a Notary Public the undersigned officer, personally appeared, **STEFAN M. WIEDENHOFER**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that executed the same for the purposes herein contained.

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

Commonwealth of Pennsylvania - Notary Seal  
Jaclyn E. Horwat, Notary Public  
Allegheny County  
My commission expires March 9, 2022  
Commission number 1220492  
Member, Pennsylvania Association of Notaries

  
NOTARY PUBLIC

## CERTIFICATE OF RESIDENCE


I do hereby certify that the Tax Bill Address of the within named Grantee is:

Cuddy Partners, LP  
P.O. Box 136  
Cuddy, PA 15031

I do hereby certify that the Owner Mailing Address of the within named Grantee is:

Cuddy Partners, LP  
P.O. Box 136  
Cuddy, PA 15031

Witness my hand this 7<sup>th</sup> day of November, 2018.

  
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