



60 2018 00039408

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

Instrument Number: 2018-39408

BK-DE VL-17468 PG-34

Recorded On: December 20, 2018 As-Deed

Parties: KOSKY JOHN JR

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 SOUTH FAYETTE TP Ward-99-NO WARD		Stamp Num-T67341	Certified On/By-> 12-20-2018 / S B NEW PLAN
	Value	12,400.00	
Commonwealth of Pennsylvania		124.00	
Munic-South Fayette Twp		62.00	
School District-South Fayette		62.00	
Munic-Penalty		0.00	
Munic-Interest		0.00	
School-Penalty		0.00	
School-Interest		0.00	
		248.00	

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: 2018-39408
 Receipt Number: 3520031
 Recorded Date/Time: December 20, 2018 02:32:08P
 Book-Vol/Pg: BK-DE VL-17468 PG-34
 User / Station: M Ward-Davis - Cash Station 25

CUDDY PARTNERS LP
 PO BOX 136
 CUDDY PA 15031



Jerry Tyskiewicz
 Jerry Tyskiewicz, Director
 Rich Fitzgerald, County Executive

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FROM:
JOHN KOSKY, JR. and MADELINE KOSKY, husband and wife
MAIL TO:
CUDDY PARTNERS,LP, a Pennsylvania limited partnership
P.O. Box 136
Cuddy, PA 15031

_____[Space Above This Line for Recording]_____

Special Warranty Deed

This Indenture, Made the *20th* day of **December**, 2018, Between
JOHN KOSKY, JR. and MADELINE KOSKY, husband and wife, grantors, and
CUDDY PARTNERS,LP, a Pennsylvania limited partnership, grantee.

Witnesseth, that said GRANTORS for and in consideration of the sum of
TWELVE THOUSAND FOUR HUNDRED DOLLARS AND - - NO/100 (\$12,400.00)
paid to the GRANTORS by the GRANTEE do grant, bargain, sell and convey unto the said GRANTEE, its
heirs and assigns,

ALL that certain lot or piece of ground situate in the Township of South Fayette, County of Allegheny and Commonwealth of Pennsylvania being Parcel C-6 in the Cuddy Partners Subdivision Plan as recorded in the Department of Real Estate Allegheny County, PA, in Plan Book Volume 296, pages 141-146.

BEING DESIGNATED AS BLOCK AND LOT _____.

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.

(Continued on Attached)

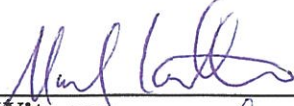
with the appurtenances: To Have and To Hold the same to and for the use of the said GRANTEE, its heirs and assigns forever; And the GRANTORS for their heirs and assigns hereby covenant and agree that they will WARRANT SPECIALLY the property hereby conveyed.

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.]

Special Warranty Deed - Page 2


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



Witness



JOHN KOSKY, JR. (Seal)



Witness



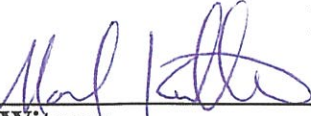
MADELINE KOSKY (Seal)

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
Commonwealth of Pennsylvania - Notary Seal
Steven J. Dobis II, Notary Public
Allegheny County
My commission expires November 7, 2021
Commission number 1040836

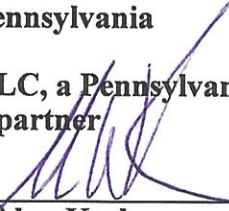
NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (I/WE ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING 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:

**CUDDY PARTNERS,LP, a Pennsylvania limited partnership
by CUDDY ASSOCIATES, LLC, a Pennsylvania limited liability company, its general partner**



Witness

By: 

John Alan Kosky (Seal)

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
Commonwealth of Pennsylvania - Notary Seal
Steven J. Dobis II, Notary Public
Allegheny County
My commission expires November 7, 2021
Commission number 1040836

Special Warranty Deed - Page 3

COMMONWEALTH OF Pennsylvania
COUNTY OF Allegheny

On this, the 20th day of **December**, 2018, 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.

Commonwealth of Pennsylvania - Notary Seal
Steven J. Dobis II, Notary Public
Allegheny County
My commission expires November 7, 2021
Commission number 1040836
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Steven J. Dobis II
Printed Name: Steven J. Dobis II
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
CUDDY PARTNERS, LP, a Pennsylvania limited partnership
P.O. Box 136
Cuddy, PA 15031

I do hereby certify that the Owner Mailing Address of the within named grantee(s) is
CUDDY PARTNERS, LP, a Pennsylvania limited partnership
P.O. Box 136, Cuddy, PA 15031

Witness my hand this 20th day of **December**, 2018.

This Document Prepared By:

[Signature]

Special Warranty Deed - Page 4

The purpose of this deed is to convey to Grantee all of Grantors land lying within Parcel C-6 of the Cuddy Partners Subdivision Plan.

BEING part of land acquired by the Grantor at Deed Book Volume 6404, page 713, and known as Block and Lot 325-L-100.