

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

**** Electronically Filed Document ****

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Department of Real Estate Stamp

Document Number: 2019-8007
Recorded As: ERX-DEED
Recorded On: March 27, 2019
Recorded At: 11:09:09 am
Number of Pages:5
Book-VI/Pg: Bk-DE VI-17560 Pg-240
Recording Fee: \$166.75
Parties:
DESMET LEONARD J
DESMET LEONARD J JR
Receipt Number: 3557630
Processed By: Maureen Ward-Davis

NOTE-

0403R00002000000

Realty Transfer Stamp

Consideration Amt:\$0.00	Commonwealth of Pennsylvania	\$0
Tax Code : SOUTH FAYETTE TP	Munic-South Fayette Twp	\$0
Tax Amount: \$0.00	School District-South Fayette	\$0
Ward :	Munic-Penalty	\$0
99-NO WARD	Munic-Interest	\$0
Stamp Num: T74680	School-Penalty	\$0
Blk/Lot: 0403R00002000000	School-Interest	\$0
Affidavit: No		
Exempt: Yes		

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

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Jerry Tyskiewicz
Jerry Tyskiewicz, Director
Rich Fitzgerald, County Executive

361420

DRE Certified

27-Mar-2019 11:07AM Int By: B G

This Indenture Made the 8th day of March 2019

Between

Leonard J. Desmet, individually and as Agent/Attorney-in-Fact for Maccalleen C. Desmet, by Power of Attorney dated March 15, 2016 and recorded February 28, 2019 in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania in Book Volume 851, Page 28,
(hereinafter called the Grantor(s), of the one part,

and

Leonard J. Desmet Jr. and Lisa Desmet, husband and wife,
(hereinafter called the Grantee(s), of the other part;

Witnesseth That the said Grantor(s) for and in consideration of the sum of One dollar and Zero cents (\$1.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee(s), at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee(s) their Heirs and Assigns,

All that certain lot or piece of ground situate in the Township of South Fayette, County of Allegheny, Commonwealth of Pennsylvania, being known as Parcel "A" in the Revision to Desmet Plan No. 1, as recorded in the Recorder's Office of Allegheny County, Pennsylvania, in Plan Book Volume 241, Page 136.

Being designated as Tax Parcel No. 403-R-2 in the Deed Registry Office of Allegheny County, Pennsylvania.

Being part of the same premises, which, Joseph Castelli, Jr. and Stephanie Castelli, his wife, by deed dated December 18, 1976 and recorded in the Recorder's Office of Allegheny County, Pennsylvania in Deed Book Volume 5719, Page 381 granted and conveyed to Leonard J. Desmet and Maccalleen C. Desmet, husband and wife. The said, Maccalleen C. Desmet, by Power of Attorney dated March 15, 2016 and recorded February 28, 2019 in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania in Book Volume 851, Page 28, appointed her husband, the said Leonard J. Desmet her Agent, Attorney-in-Fact, the Grantors herein.

Under and subject to exceptions, reservations, covenants, conditions, easements, rights of way, restrictions and conveyances as recorded in prior instruments of record or which are visible on the premises and other instruments of record affecting title to the above-described premises.

THIS CONVEYANCE IS FROM PARENTS TO SON AND HIS WIFE AND IS THEREFORE EXEMPT FROM PENNSYLVANIA REAL ESTATE TRANSFER STAMPS.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the said Grantor(s), as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s) their Heirs and Assigns, to and for the only proper use and behoof of the said Grantee(s), their Heirs and Assigns forever,

And the said Grantor(s), for themselves, their Heirs, Executors, and Administrators does by these presents, covenant, grant, promise and agree, to and with the said Grantee(s), their Heirs and Assigns, that the said Grantor(s) and their Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), their Heirs and Assigns, against the said Grantor(s) and their Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will WARRANT and forever DEFEND.

In Witness Whereof, the said parties of the first part to these presents have hereunto set their hand(s) and seal(s). Dated the day and year first above written.

**Signed, Sealed and Delivered
IN THE PRESENCE OF US:**

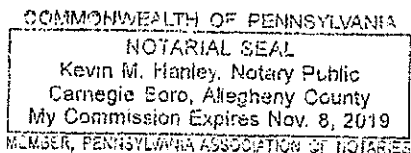
X Leonard J. Desmet Seal
Leonard J. Desmet

Leonard J. Desmet, Agent Seal
Leonard J. Desmet, Agent/Attorney-in-Fact for Maccalleen C. Desmet

Commonwealth of Pennsylvania)
County of Allegheny)
SS:

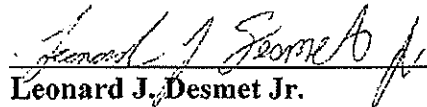
On this, the 8th day of March 2019 before me, a Notary Public, the undersigned Officer, personally appeared **Leonard J. Desmet, individually and as Agent/Attorney-in-Fact for Maccalleen C. Desmet**, known to me (satisfactorily proven) to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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



Kevin M. Hanley
Notary Public

NOTICE: - THIS DOCUMENT MAY 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 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. (This notice is set forth in the manner provided in Section 1 of the Act of July, 17, 1957, P. L. 984)



Leonard J. Desmet Jr.

Lisa Desmet

DEED

Leonard J. Desmet, individually and as Agent/Attorney-in-Fact for Maccalleen C. Desmet, by Power of Attorney dated March 15, 2016 and recorded February 28, 2019 in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania in Book Volume 851, Page 28

TO

Leonard J. Desmet Jr. and Lisa Desmet, husband and wife

Prepared by:

Kevin M. Hanley, Esquire
428 Washington Avenue, 2nd Floor
Carnegie, PA 15106

Certificate of Residence

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

N/A

Name/Mortgage Company

LEONARD Desmet JR

In Care Of (if required)

1128 Mohawk Road

Address

McDONALD PA 15057

City, State and Zip Code

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

LEONARD Desmet JR

In Care Of (if required)

1128 MOHAWK RD.

Address

McDONALD PA. 15057

City, State and Zip Code

Leonard J. Desmet Jr.
On behalf of the Grantee