

**Deed Information**

**Deed 1: ( main deed)**

**Record date: June 19, 1975**

**Price \$2,900**

**Acreage 4.908 less excepted condemnation**

**DB 5493 Page 741**

**Deed 2 ( ROW)**

**Record date: June 26, 1975**

**Price \$1**

**Acreage 4.908 less excepted condemnation**

**DB 5496 Page 725**



South Fayette Township, Pennsylvania Commonwealth, By Department of Transportation, October 13, 1971, recorded in the Recorder's Office of Allegheny County, Pa., in Deed Book Vol. 5021, page 184; and Declaration of Taking, South Fayette Township, South Fayette Township Municipal Authority, August 11, 1972, recorded in the Recorder's Office of Allegheny County, Pa., in Deed Book Vol. 5115, page 427.

BEING the same property which J. Huber Wagner, unmarried, by deed dated October 30, 1969, and recorded in the Recorder's Office of Allegheny County, Pa., in Deed Book Vol. 4806, page 541, granted and conveyed unto Anthony Andrus and Mary E. Andrus, his wife. The said Mary E. Andrus died on Sept. 21, 1973, whereupon title vested in Anthony Andrus, as surviving tenant by the entirety.

SECOND

28

ALL THAT CERTAIN TRACT or parcel of land situate in South Fayette Township, Allegheny County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, a corner of land of John Kosky, Jr., et ux., on the Southeasterly right-of-way of the Bridgeville and McDonald Branch of the Pittsburgh, Cincinnati, Chicago and St. Louis Railway Company, and being a corner of that piece or parcel of land conveyed to said John Kosky, Jr. dated March 25, 1955, and recorded in the Recorder's Office for Allegheny County, Pa., in Deed Book Vol. 3391, at Page 283; thence from said place of beginning, by land so conveyed to John Kosky, Jr., et ux., and crossing a stream known as "Millers Run" South  $0^{\circ} 15' 36''$  West, 387.90 feet to a point; thence by the same, South  $00^{\circ} 14' 20''$  West, 523.20 feet to an iron pin, a corner of land now or formerly of Joseph Gross; thence leaving said Kosky land and by land now or formerly of Joseph Gross, South  $77^{\circ} 18' 20''$  West, 171.25 feet to a point; thence by the same, South  $47^{\circ} 12' 20''$  West, 722.94 feet to a point, a corner of land now or formerly of Angelo Cirlingione; thence partly by land now or formerly of said Angelo Cirlingione and partly by land now or formerly of John Park Hickman, North  $83^{\circ} 55' 17''$  West, 2216.72 feet to a point; thence continuing by land now or formerly of John Park Hickman, South  $69^{\circ} 55' 107''$  West, 620 feet to a point, a corner of land laid out in a plan of lots known as "Morgan Manor" and recorded in the Recorder's Office of Allegheny County in Plan Book Vol. 40, at Page 9; thence leaving said Hickman land and by Morgan Manor Plan of Lots aforesaid, the following four (4) courses and distances: North  $13^{\circ} 56' 40''$  West, 464.27 feet to an iron pin; North  $81^{\circ} 10' 00''$  East, 1191.04 feet to an iron pin; South  $66^{\circ} 58' 45''$  East, 99.77 feet to a point and North  $60^{\circ} 25' 50''$  East, 57.58 feet to a point in the center line of a twenty (20) foot alley as is laid out in said Morgan Manor Plan of Lots, and on line of land conveyed by deed to Paul Veydt, dated July 9, 1953, and recorded in the Recorder's Office aforesaid in Deed Book Volume 3316, page 125; thence in the center of the twenty (20) foot alley aforesaid, and by land so conveyed to Paul Veydt, South  $34^{\circ} 31' 20''$  East, 29.73 feet to an iron pin at the end of said twenty (20) foot alley; thence leaving said twenty (20) foot alley and by the same, North  $55^{\circ} 28' 40''$  East, 150.00 feet to an iron pin at the end of, and on the center line of, a forty (40) foot street known as "Alexander Street"; thence in the center of said Alexander Street and crossing a street known as "Morgan Drive", partly by land of Paul Veydt, aforesaid, and by other lands conveyed to the following: to Thomas Bell, Jr., by deed dated August 3, 1953, and recorded in the Recorder's Office aforesaid in Deed Book Volume 3311, page 202; to Peter Morganti, Jr., et ux., by deed dated July 9, 1953 recorded in the Recorder's Office aforesaid in Deed Book Volume 3311, page 204; to William R. Brinley, Jr., et ux. by deed dated August 3, 1953, recorded in the Recorder's Office aforesaid in Deed Book Vol. 3316, page 123; and to Ralph I. Krek, et ux., by deed dated July 9, 1953, and recorded in the Recorder's Office aforesaid in Deed Book Vol. 3314, page 324; North  $34^{\circ} 31' 20''$  West, 503.67 feet to an iron pin on the southerly right-of-way line of that certain strip or parcel of land conveyed at FIRST in deed of H.C. Frick Coke Company to the Pittsburgh and West Virginia Railway Company, dated July 18, 1945; thence by the southerly right-of-way line of the Pittsburgh and West Virginia Railway Company and recrossing Morgan Drive aforesaid, South  $81^{\circ} 21' 35''$  East, 659.93 feet to a point; thence by the same and crossing Millers Run aforesaid, by a line curving to the left, having a radius of 1940.10 feet for a distance of 288.58 feet (the chord of said curved line bearing South  $85^{\circ} 37' 10''$  East, 288.32 feet) to a point at the intersection of the southerly right-of-way line of the Pittsburgh & West Virginia Railway Co., aforesaid, with the southeasterly right-of-way line of the Bridgeville and McDonald Branch of the Pittsburgh, Cincinnati, Chicago and St. Louis Railway Company aforesaid; thence leaving the southerly right-of-way line of the Pittsburgh & West Virginia Railway Co., aforesaid, and by the right-of-way line of the Bridgeville and McDonald Branch of the Pittsburgh, Cincinnati, Chicago and St. Louis Railway Co., aforesaid, the following three (3) courses and distances: by a line curving to the left having a radius of 749.20 feet for a distance of 624.72 feet (the chord of said curved line bearing South  $75^{\circ} 12' 25''$  East, 606.78 feet) to a point of compound curve; partly in and along Millers Run aforesaid, by a line curving to the left having a radius of 1465.40 feet for a distance of 1038.39 feet (the chord of said curved line bearing North  $60^{\circ} 36' 20''$  East, 1016.80 feet) to a point and North  $40^{\circ} 18' 20''$  East, 89.27 feet to an iron pin, the place of beginning.

EXCEPTING therefrom any and all interests as they may appear at Notice of Condemnation, South Fayette Township, Pennsylvania Commonwealth, By Department of Transportation, October 13, 1971, recorded in the Recorder's Office of Allegheny County, Pa., in Deed Book Vol. 5021, page 184; and Declaration of Taking, South Fayette Township, South Fayette Township Municipal Authority, August 11, 1972, recorded in the Recorder's Office of Allegheny County, Pa., in Deed Book Vol. 5115, pg. 427.

And the said party of the first part

for himself, his heirs, executors and administrators covenant<sup>s</sup> with the said parties of the second part their heirs and assigns, against all lawful claimants

the same and every part thereof to Warrant and Defend.

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~~ 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.]

Witness the hand and seal of the said party of the first part.

28

Attent: [Signature] [Signature]

[Signature] Anthony Andrus [SEAL] [SEAL] [SEAL] [SEAL] [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:

[Signature]

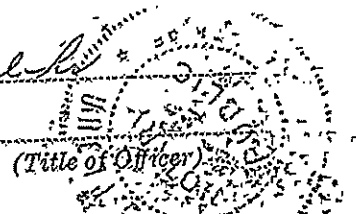
[Signature] Charles A. Fleck [Signature] Phyllis Fleck

Commonwealth of Pennsylvania } ss. County of Allegheny

On this the 26th day of April, A.D. 1975, before me a notary public the undersigned officer, personally appeared ANTHONY ANDRUS, widower, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained. In Witness Whereof, I hereunto set my hand and official seal.

My commission expires

Notary Public EMMA B. FLOHR, NOTARY PUBLIC PITTSBURGH, ALLEGHENY COUNTY



TWP  
 SCH. DIST. South Fayette  
 CITY  
 AM'T \$ 2,900  
 BLOCK AND LOT NO.

REC'D. # 195 / 100  
 CASH  
 CHECK BY John J. Exler  
 JOHN J. EXLER, COUNTY AGENT

BORO  
 TWP  
 SCH. DIST. South Fayette  
 CITY  
 AM'T \$ 2,900  
 BLOCK AND LOT NO.

REC'D. # 195 / 100  
 CASH  
 CHECK BY John J. Exler  
 JOHN J. EXLER, COUNTY AGENT

My Commission Expires.....

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
 before me  
 the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.  
 In Witness Whereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
 Title of Officer.  
 \_\_\_\_\_  
 My Commission Expires.....

**Certificate of Residence**

I, DANIEL J. FLECK, ESQ. do hereby certify that grantees' precise residence is 49 Swallow Hill Road, Carnegie, Pa. 15106

Witness my hand this 26<sup>th</sup> day of April, 1975  
Daniel J. Fleck Esq.  
 DANIEL J. FLECK, ESQ.

Recorded South Fayette  
 JUN 19 1975  
 Number 29773  
 DEED  
 (Adapted)  
 Page 741  
 Vol. 5493  
 From ANTHONY ANDRUS, WIDOWER

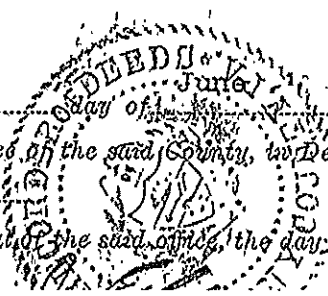
MAIL TO  
 CHARLES A. FLECK, ET UX.  
 49 Swallow Hill Road  
 Carnegie, Pa. 15106  
 COUNTY OF ALLEGHENY, PA.  
 JUN 20 1975  
 DEED  
 Fees, \$  
 DANIEL J. FLECK  
 ATTORNEY AT LAW  
 1124 Grant Bldg.  
 Pgh., Pa. 15219

P. O. Naly Co. Law Blank Publishers  
 425 Fourth Avenue, Pittsburgh, Pa. 15219  
 Copyright 1969 P. O. Naly Company

28  
 Commonwealth of Pennsylvania }  
 County of ALLEGHENY } SS.

Recorded on this \_\_\_\_\_ 19th  
 day of \_\_\_\_\_  
 A.D. 1975, in the Recorder's office of the said County, in Deed Book,  
 Volume 5493, page 741

JUN 19 11 27 AM '75 Given under my hand and the seal of the said office, the day and year aforesaid.

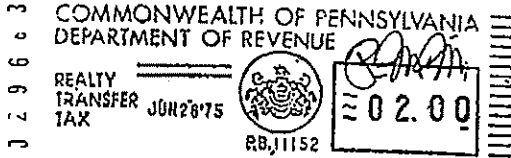


# This Indenture

Made the 19<sup>th</sup> day of June in the year of our Lord, one thousand nine hundred and seventy-five (1975)

Between CHARLES A. FLECK and PHYLLIS FLECK, his wife, of the Borough of Carnegie, County of Allegheny and Commonwealth of Pennsylvania,

46



THE TOWNSHIP OF SOUTH FAYETTE

parties of the first part and

a corporation or body politic, created by and existing under the laws of the Commonwealth of Pennsylvania, having its domicile in the Township of South Fayette

County of Allegheny party of the second part:

Witnesseth, That the said parties of the first part, for and in consideration of the sum of One and no/100 (\$1.00) -- ----- Dollars,

lawful money of the United States of America, unto them well and truly paid by the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged have remised, released, and quit-claimed

XXXXXX and confirmed, and by these presents do grant, bargain, sell, alien, convey, release, convey and confirm unto the said party of the second part, its successors and assigns, forever.

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

BEGINNING at a point on the Southerly right-of-way line of Millers Run Road being State Highway Traffic Route No. 50 and State Highway Legislative Rourt No. 545 said point being located Eastwardly along said Highway 217 feet, more or less, from the most Easterly corner of property formerly of Community Transit Service; thence by right-of-way of said Millers Run Road Eastwardly by a curve to the left having a radius of 180 feet an arc distance of 40.33 feet to a point; thence through property of the grantors herein of which the within described parcel is a part the following courses and distances viz: South 48° 09' West, 115.47 feet to a point; thence South 52° 00' 10" West, 77.69 feet to a point; thence South 52° 00' 10" West, 92.16 feet to a point; thence

by a curve to the right in a Westerly direction having a radius of 120 feet an arc distance of 124.90 feet to a point; thence North  $72^{\circ} 13'$  West, 197.49 feet to a point; thence North  $34^{\circ} 24'$  West 20.53 feet to a point; thence by a curve to the left in a Northerly direction having a radius of 60 feet an arc distance of 33.17 feet to a point; thence South  $72^{\circ} 13'$  East, 196.55 feet to a point; thence by a curve to the left having a radius of 80 feet an arc distance of 83.26 feet to a point; thence North  $52^{\circ} 00' 10''$  East, 59.27 feet to a point; thence North  $52^{\circ} 00' 10''$  East, 77.69 feet to a point and thence North  $43^{\circ} 09'$  East, 143.86 feet to the point on the Southerly side of Millers Run Road aforesaid at the place of beginning.

46 THE ABOVE description being in conformity with a plan of survey prepared by William J. Murdoch, Registered Engineer dated May, 1961, and revised September, 1962.

THE ABOVE parcel of ground comprises a 40 foot roadway which extends from said Millers Run Road to Morgan Drive, a public road.

EXCEPTING therefrom any and all interests as they may appear at Notice of Condemnation, South Fayette Township, Pennsylvania Commonwealth, By Department of Transportation, October 13, 1971, recorded in the Recorder's Office of Allegheny County, Pa., in Deed Book Vo. 5021, page 184; and Declaration of Taking, South Fayette Township, South Fayette Township Municipal Authority, August 11, 1972, recorded in the Recorder's Office of Allegheny County, Pa., in Deed Book Vol. 5115, page 427..

BEING part of the same property which Anthony Andrus, widower, by his deed dated 4-26-75 and recorded in the Recorder's Office of Allegheny County, Pennsylvania, in Deed Book Volume , page granted and conveyed to the grantors herein.

**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:





County of Allegheny

On this, the 19<sup>th</sup> day of June 19 75, before me a Notary Public the undersigned officer, personally appeared CHARLES A. FLECK, and PHYLLIS FLECK, his wife.

known to me (or satisfactorily proven) to be the person whose name 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.

*Emma B. Florin*  
Notary Public  
Title of Officer.

My Commission Expires  
EMMA B. FLORIN, NOTARY PUBLIC  
PITTSBURGH, ALLEGHENY COUNTY  
MY COMMISSION EXPIRES NOV. 7, 1978  
Member, Pennsylvania Association of Notaries

TWP  
 SCH. DIST. *South Fayette*  
 CITY  
AM'T \$ *200*  
BLOCK AND LOT NO. *6261 75*  
REC'D. *18/1* No. *7/100*  
 CASH  
 CHECK BY *Greenman*  
JOHN J. EXLER, COUNTY AGENT

BORO  
 TWP  
 SCH. DIST. *South Fayette*  
 CITY  
AM'T \$ *200*  
BLOCK AND LOT NO. *6261 75*  
REC'D. *18/1* No. *100*  
 CASH  
 CHECK BY *Greenman*  
JOHN J. EXLER, COUNTY AGENT  
Title of Officer.

My Commission Expires

Recorded - *S. Fayette*  
Number  
31458  
JUN 26 1975

**FLECK**

Page  
725  
Vol. 5496

From  
CHARLES A. FLECK and  
PHYLLIS FLECK, his wife

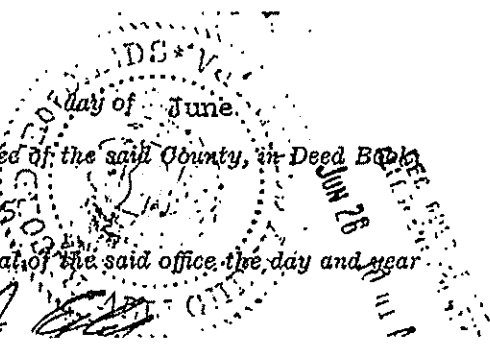
To  
THE TOWNSHIP OF SOUTH FAYETTE  
ALLEGHENY COUNTY, PA.

Fees, \$

DANIEL J. FLECK  
ATTORNEY AT LAW  
1124 Grant Building  
Pittsburgh, Pennsylvania  
15219  
*John R. Bowman*  
Attorney at Law  
1200 Standard Life Bldg  
P. O. Nally Co., Law Blank Publishers  
426 Fourth Avenue, Pittsburgh, Pa. 15219  
© Copyright 1972 P. O. Nally Company  
*P. O. Pa. 15222*

46 Commonwealth of Pennsylvania,  
County of Allegheny } ss:

Recorded on this 26th day of June  
A. D. 19 75, in the Recorder's Office of the said County, in Deed Book  
Vol. 5496, page 725  
Given under my hand and the seal of the said office the day and year  
aforesaid.  
*John J. Exler*



LEGAL DESCRIPTION OF CHARLES A. FLECK  
Property - CORNER OF MILLERS RUN RD & WABASH  
AVE. MORGAN PA. 15041

to him now paid by the said part ies of the second part, do es grant, bargain, sell and convey into the said parties of the second part, their heirs and assigns, forever

ALL THAT CERTAIN LOT OR PARCEL of ground situate in the Township of South Fayette, County of Allegheny and Commonwealth of Pennsylvania, Bounded and described as follows:

BEGINNING at an iron pin at the most Northerly corner of land conveyed by deed of United States Steel Corporation to Robert B. Weiss, dated July 9, 1953, and recorded in the Recorder's Office of Allegheny County in Deed Bok Vol. 3311, page 206; thence South 77° 27' West, 30 feet to the center line of Morgan Drive at the corner of land now or late of U. Carl Bernabei, et al.; thence by said lands and the center line of Morgan Drive, by a line curving to the left and having a radius of 70 feet a distance of 61.60 feet to land now or late of Union Supply Company; thence by said land North 80° 40' East, 36.93 feet; thence North 24° 39' 41" West, 63.06 feet to the center line of State Highway Route 28; thence in said road the four following courses, by a line curving to the right and having a radius of 396.14 feet a distance of 262.29 feet to the point of a compound curve; thence curving to the right by a line having a radius of 779.70 feet, a distance of 489.90 feet; thence South 43° 30" East, 81.11 feet to a point; thence by a line curving to the left, partly across a bridge of Millers Run; thence South 76° 43' 30" East, 78.89 feet to the right-of-way of the Bridgeville and McDonald Branch of the Pittsburgh, Cincinnati, Chicago and St. Louis Railway Company; thence by said right-of way and by a line curving to the left, having a radius of 749.20 feet, a distance of 88.39 feet to the intersection of said right-of-way line and the right-of-way line of the Pittsburgh and West Virginia Railway Company; thence by the Pittsburgh and West Virginia Railway Company right-of-way by a line curving to the right, having a radius of 1880.10 feet, a distance of 211.80 feet; thence by the same North 81° 21' 35" West, 489.02 feet to an iron pin on line of land now or formerly of Weiss; thence by the same North 40° 41' 59" West, 242.45 feet to a point; thence North 53° 09' 48" West, 86.15 feet to the iron pin at the place of beginning.

CONTAINING 4.908 acres, more or less.

SUBJECT to exceptions, reservations easements and privileges granted and conveyed in pr deeds of record.

EXCEPTING therefrom any and all interests as they may appear at Notice of Condemnation, South Fayette Township, Pennsylvania Commonwealth, By Department of Transportation, October 13, 1971, recorded in the Recorder's Office of Allegheny County, Pa., in Deed Book Vol. 5021, page 18 and Declaration of Taking, South Fayette Township, South Fayette Township Municipal Authority, August 11, 1972, recorded in the Recorder's Office of Allegheny County, Pa., in Deed Book Vol. 5115, page 427.

BEING the same property which J. Huber Wagner, unmarried, by deed dated October 30, 1969, and recorded in the Recorder's Office of Allegheny County, Pa., in Deed Book Vol. 4806, page 541 granted and conveyed unto Anthony Andrus and Mary E. Andrus, his wife. The said Mary E. Andrus died on Sept. 21, 1973, whereupon title vested in Anthony Andrus, as surviving tenant by the entireties.

SECOND

28 ALL THAT CERTAIN TRACT or parcel of land situate in South Fayette Township, Allegheny County Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, a corner of land of John Kosky, Jr., et ux., on the Southeasterly right-of-way of the Bridgeville and McDonald Branch of the Pittsburgh, Cincinnati, Chicago and St. Louis Railway Company, and being a corner of that piece or parcel of land conveyed to said John Kosky, Jr. dated March 25, 1955, and recorded in the Recorder's Office for Allegheny County, Pa., in Deed Book Vol. 3391, at Page 283; thence from said place of beginning, by land so conveyed to John Kosky, Jr., et ux., and crossing a stream known as "Millers Run" South 0° 15' 36" West, 387.90 feet to a point; thence by the same, South 0° 14' 20" West, 523.20 feet to an iron pin, a corner of land now or formerly of Joseph Gross; thence leaving said Kosky land and by land now or formerly of Joseph Gross, South 77° 18' 20" West, 171.25 feet to a point; thence by the same, South 47° 12' 20" West, 722.94 feet to a point, a corner of land now or formerly of Angelo Cirlingione; thence partly by land now or formerly of said Angelo Cirlingione and partly by land now or formerly of John Park Hickman, North 83° 55' 17" West, 2216.72 feet to a point; thence continuing by land now or formerly of John Park Hickman, South 69° 55' 07" West, 620 feet to a point a corner of land laid out in a plan of lots known as "Morgan Manor" and recorded in the Recorder's Office of Allegheny County in Plan Book Vol. 40, at Page 9; thence leaving said Hickman land and by Morgan Manor Plan of Lots aforesaid, the following four (4) courses and distances: North 13° 56' 40" West, 464.27 feet to an iron pin; North 81° 10' 00" East, 1191.04 feet to an iron pin; South 66° 58' 45" East, 99.77 feet to a point and North 6° 25' 50" East, 57.58 feet to a point in the center line of a twenty (20) foot alley as is laid out in said Morgan Manor Plan of Lots, and on line of land conveyed by deed to Paul Veydt, dated July 9, 1953, and recorded in the Recorder's Office aforesaid in Deed Book Volume 3316, page 125; thence in the center of the twenty (20) foot alley aforesaid, and by land so conveyed to Paul Veydt, South 34° 31' 20" East, 29.73 feet to an iron pin at the end of said twenty (20) foot alley; thence leaving said twenty (20) foot alley and by the same, North 55° 28' 40" East, 150.00 feet to an iron pin at the end of, and on the center line of, a forty (40) foot street known as "Alexander Street"; thence in the center of said Alexander Street and crossing a street known as "Morgan Drive", partly by land of Paul Veydt, aforesaid, and by other lands conveyed to the following: to Thomas Bell, Jr., by deed dated August 3, 1953, and recorded in the Recorder's Office aforesaid in Deed Book Volume 3311, page 202; to Peter Morganti, Jr., et ux., by deed dated July 9, 1953 recorded in the Recorder's Office aforesaid in Deed Book Volume 3311, page 204; to William R. Brinley, Jr., et ux. by deed dated August 3, 1953, recorded in the Recorder's Office aforesaid in Deed Book Vol. 3316, page 123; and to Ralph I. Krek, et ux., by deed dated July 9, 1953, and recorded in the Recorder's Office aforesaid in Deed Book Vol. 3314, page 324; North 34° 31' 20" West, 503.61 feet to an iron pin on the southerly right-of-way line of that certain strip or parcel of land conveyed at FIRST in deed of H.C. Frick Coke Company to the Pittsburgh and West Virginia Railway Company, dated July 18, 1945; thence by the southerly right-of-way line of the Pittsburgh and West Virginia Railway Company and recrossing Morgan Drive aforesaid, South 81° 21' 35" East, 659.93 feet to a point; thence by the same and crossing Millers Run aforesaid, by a line curving to the left, having a radius of 1940.10 feet for a distance of 288.58 feet (the chord of said curved line bearing South 85° 37' 10" East, 288.32 feet) to a point at the intersection of the southerly right-of-way line of the Pittsburgh & West Virginia Railway Co., aforesaid, with the southeasterly right-of-way line of the Bridgeville and McDonald Branch of the Pittsburgh, Cincinnati, Chicago and St. Louis Railway Company aforesaid; thence leaving the southerly right-of-way line of the Pittsburgh & West Virginia Railway Co., aforesaid, and by the right-of-way line of the Bridgeville and McDonald Branch of the Pittsburgh, Cincinnati, Chicago and St. Louis Railway Co., aforesaid, the following three (3) courses and distances: by a line curving to the left having a radius of 749.20 feet for a distance of 624.72 feet (the chord of said curved line bearing South 75° 12' 25" East, 606.78 feet) to a point of compound curve; part in and along Millers Run aforesaid, by a line curving to the left having a radius of 1465.40 feet for a distance of 1038.39 feet (the chord of said curved line bearing North 60° 36' 20" East, 1016 feet) to a point and North 40° 18' 20" East, 89.27 feet to an iron pin, the place of beginning.

EXCEPTING therefrom any and all interests as they may appear at Notice of Condemnation, South Fayette Township, Pennsylvania Commonwealth, By Department of Transportation, October 13, 1971, recorded in the Recorder's Office of Allegheny County, Pa., in Deed Book Vol. 5021, page 184; and Declaration of Taking, South Fayette Township, South Fayette Township Municipal Authority, August 11, 1972, recorded in the Recorder's Office of Allegheny County, Pa., in Deed Book Vol. 5115, pg. 42

BEING the same property which J. Huber Wagner, widower, by his deed dated April 21, 1964, and recorded in the Recorder's Office of Allegheny County in Deed Book Vol. 4147, page 701 conveyed to Anthony Andrus and Mary E. Andrus, his wife, The said Mary E. Andrus died September 21, 1973, whereupon title vested in Anthony Andrus, the grantor herein, as surviving tenant by the