

Tax Parcel ID Number:

This instrument was prepared by:

Once recorded, return to:

This Space for Recorder's Use Only.

Pennsylvania General Warranty Deed

State of Pennsylvania

County of _____

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

_____ US Dollars (\$ _____) in hand, paid to

_____ , _____

with an address of _____

(the "Grantor" or "Grantors"), does/do hereby grant, bargain, and sell, and convey and confirm to

_____ , _____

with an address of _____

(the "Grantee" or Grantees") its successors and assigns the following-described real property,

lying, being and situated in _____ County, Pennsylvania, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number _____

The property identified herein is **-OR-** is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: _____

Address: _____



NOTICE

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. 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.

In accordance with the Bituminous Mine Subsidence and Land Conservation Act of 1966 (52 P.S. §§ 1406.1 to 1406.21), Grantee(s) hereby acknowledges that Grantee(s) may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the Property conveyed by this Deed may be protected from damage due to mine subsidence by a private contract with the owners of the economic interests in the coal.

SUBJECT TO: easements, restrictions, reservations, and other agreements and matters of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year _____ and thereafter.

AND in accordance with the Bituminous Mine Subsidence and Land Conservation Act of 1966 (52 P.S. §§ 1406.1 to 1406.21), Grantor(s) does hereby covenant that structures now or hereafter erected on the land conveyed by this deed are entitled to support from the underlying coal.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this instrument as of the day and year written hereunder.

Grantor Signature: _____ Date: _____

Printed Name: _____

Grantor Signature: _____ Date: _____

Printed Name: _____

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Pennsylvania)

County of _____)

On _____ before me, _____ ,
personally appeared _____ ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Pennsylvania that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Printed Name _____

My Commission Expires _____

(Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.