

After Recording Return to:
GODEEDS, INC.
ATTN: LEGALZOOM DEPT.
8940 MAIN STREET
CLARENCE, NY 14031
File No. _____

This document prepared by:
FRANK P. DEC, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.: _____

THIS INDENTURE

This Indenture made this _____ day of _____, _____, between

hereinafter called the Grantor(s), of the one part and

hereinafter called the Grantee(s), of the other part,

Witnesseth, That the said Grantor(s) for and in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLARS, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee(s), their heirs and assigns, the following described real property situated in _____ County, Pennsylvania:

SEE ATTACHED EXHIBIT "A"

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX SINCE IT IS A CONVEYANCE
_____, FOR NO CONSIDERATION.

THE GRANTORS CERTIFY, PURSUANT TO ACT 97 OF 1980, ENACTED JULY 7, 1980, SECTION 405 ET SEQ., THAT NO HAZARDOUS WASTE IS PRESENTLY BEING DEPOSITED BY THEM ON OR IN THE LAND CONVEYED BY THIS DEED, NOR HAS ANY HAZARDOUS WASTE EVER BEEN DEPOSITED TO THEIR KNOWLEDGE ON OR IN THE LAND CONVEYED BY THIS DEED. THIS PARAGRAPH IS BEING INSERTED IN THIS DEED PURSUANT TO SECTION 405 OF SAID ACT 97 OF 1980.

NOTICE - THIS DOCUMENT MAY/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 manor 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.]

Assessor's parcel No. _____

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this _____ day of _____, 20____.

Commonwealth of PENNSYLVANIA
County of _____

On this, the _____ day of _____, 20____, before me, a notary public, the undersigned officer, personally appeared _____ known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

Notary Public

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 sec. 1.

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

Name/Mortgage Company

In Care Of (if required)

Address

City, State and Zip Code

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

In Care Of (if required)

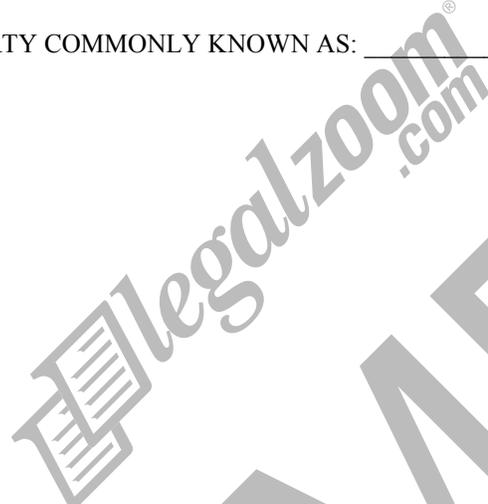
Address

City, State and Zip Code

_____, on behalf of the Grantee(s).

EXHIBIT A
LEGAL DESCRIPTION

PROPERTY COMMONLY KNOWN AS: _____

 legalzoom[®].com
SAMPLE

These are sample documents for the state of Pennsylvania. Actual content differs by state and may vary based on your answers to the LegalZoom questionnaire.

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