


UPI#1190-G02-000-067.1

	1190-G02-000-067.1
	Uniform Parcel Identifier
	CCBOA Registry: <u>450</u>
	Date: <u>7-29-2021</u> Paid: <u>10.00</u>

THIS DEED,

MADE the 14th day of June in the year two thousand and twenty-one (2021), between

DAVID F. LEELAND, single, whose address is 445 Wyomissing Road, Mohnton, Pennsylvania 19504, hereinafter referred to as Grantor;

A
N
D

ANTHONY M. ZAFFUTO and **DIANE ZAFFUTO**, husband and wife, tenants by entireties, whose address is 3547 Watson Highway, DuBois, Pennsylvania 15801, hereinafter referred to as Grantees;

WITNESSETH, That in consideration of _____ paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees,

ALL that certain piece, parcel or tract of land lying and being partly situate in Huston Township, Clearfield County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a spike in the center line of Legislative Route 17041 leading from Penfield to Helens Mills, being also the northwest corner of land now or formerly of Ballard Smith; thence, by the westerly line of land of Ballard Smith and land now or formerly of L. Smith, South 58° 41' West 524.83 feet to a post; thence, North 30°34' West 714.22 feet to a post; thence, North 59° 41' East 429.70 feet to a spike in the center line of said Route 17041; thence by said center line south 38° 32' East 577.64 feet to a spike; thence, still by same south 39° 59' East 134.17 feet to a spike in the place of beginning.

CONTAINING 7.81 acres, more or less.

BEING the same premises, which was conveyed to David F. Leeland, a Pennsylvania resident, by DuBois Area School District, a body politic, organized and existing under the laws of the Commonwealth of Pennsylvania and the Public-School Code, dated January 12, 2018 and recorded in the Office of the Recorder of Deeds of Clearfield County as instrument number 201800850.

SUBJECT TO all exceptions, reservations, conditions, restrictions, easements and rights-of-way as fully as the same are contained in all prior recorded deeds, instruments or writings affecting the premises hereby conveyed.

HAZARDOUS WASTE: THE GRANTOR HEREIN STATES THAT THE HEREINABOVE DESCRIBED PROPERTY IS NOT PRESENTLY BEING USED FOR THE DISPOSAL OF HAZARDOUS WASTE NOR TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF HAS IT EVER BEEN USED FOR THE DISPOSAL OF HAZARDOUS WASTE. THIS STATEMENT IS MADE IN COMPLIANCE WITH THE SOLID WASTE MANAGEMENT ACT, NO. 1980-97, SECTION 405.

PROMISES. And the said Grantor herein will SPECIALLY WARRANT AND FOREVER DEFEND the property hereby conveyed.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal, the day and year first above-written.

WITNESS



{Seal}

DAVID F. LEELAND

Commonwealth of Pennsylvania)

:ss:

County of Clearfield)

On this, the 14 day of June, 2021, before me, the undersigned officer, personally appeared David F. Leeland, single, 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 purpose therein contained.

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

My Commission Expires: _____

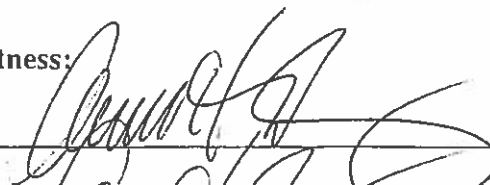

Notary Public

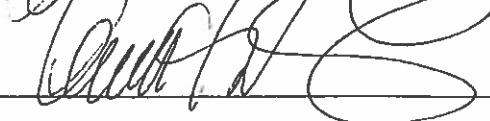
Commonwealth of Pennsylvania - Notary Seal
Sophia I Cunningham, Notary Public
Clearfield County
My Commission Expires July 14, 2024
Commission Number 1371203

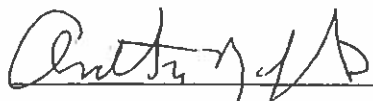
NOTICE

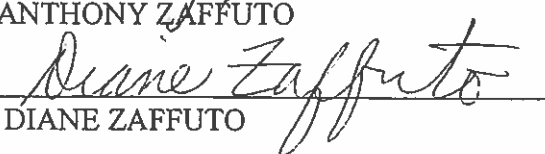
In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966". I/we, the undersigned grantee/grantees, hereby certify that I/we know and understand that I/we may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the purchased property may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. I/we further certify that this certification is in a color contrasting with that in the deed proper and is printed in twelve point type preceded by the word "notice" printed in twenty-four point type.

Witness:







ANTHONY ZAFFUTO


DIANE ZAFFUTO

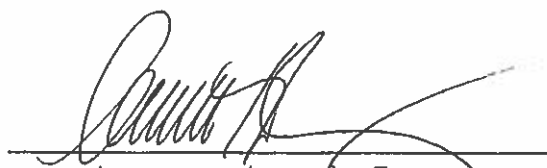
This 29th day of July, 2021.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE OF 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 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 pursuant to Act No. 255, approved September 10, 1965, as amended.)

CERTIFICATE OF RESIDENCE

I/we hereby certify, that the precise residence for the Grantee herein is as follows:

3547 WATSON HWY
DUBOIS, PA 15801



Attorney or Agent for Grantee