



County of Armstrong

Recorder of Deeds
Register of Wills
Clerk of Orphans' Court

Sandra L. Romanowski, First Deputy
Lori A. Hirst, Second Deputy

500 Market Street, Kittanning, PA 16201
724.548.3220 Phone | 724.548.3236 Fax
email: mhileman@co.armstrong.pa.us

Marianne Hileman | Recorder of Deeds
Register of Wills | Clerk of Orphans' Court

Instrument Number - 201606607
Recorded On 7/6/2016 At 11:19:29 AM
* Instrument Type - DEED
Invoice Number - 2234042 User - LAH
* Grantor - NOEL, WILLIAM L
* Grantee - TRI STAR CAPITAL INC
* Customer - PAWLOWSKI HOMADY & LONG
* FEES

* Total Pages - 6

STATE TRANSFER TAX	\$4,250.00
STATE WRIT TAX	\$0.50
STATE J.C.S / A.T.J	\$35.50
COUNTY RECORDING FEES	\$15.00
AFFORDABLE HOUSING-15%	\$1.95
AFFORDABLE HOUSING-85%	\$11.05
COUNTY IMP FUND	\$2.00
RECORDER IMP FUND	\$3.00
ARMSTRONG SCHOOL DISTRICT	\$2,125.00
KITTANNING BOROUGH	\$2,125.00
TOTAL PAID	\$8,569.00

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
PAWLOWSKI HOMADY & LONG
PO BOX 658
EBENSBURG, PA 15931

I hereby CERTIFY that this document is recorded in the
Recorder's Office of Armstrong County, Pennsylvania.



Marianne Hileman
Marianne Hileman, Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

Book: 4896 Page: 94



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SPECIAL WARRANTY DEED

MADE THE 6TH day of JULY in the year of our Lord Two Thousand Sixteen

BETWEEN WILLIAM L. NOEL and KATHRYN A. NOEL, his wife, of P.O. Box 899,
151 Walnut Street, Kittanning, PA 16201

Grantors,

and TRI STAR CAPITAL, INC., a Florida corporation, with its offices at 930
Rte. 22, Hwy. West, Blairsville, PA 15717

Grantee,

WITNESSETH, that in consideration of **FOUR HUNDRED TWENTY FIVE THOUSAND**
and 00/100-----(\$425,000.00)-----Dollars in hand
paid, the receipt of which is hereby acknowledged, the said grantors, do hereby grant
and convey to the said grantee, its successors and assigns,

ALL those certain tracts or parcels of land situate in the First Ward of the Borough of
Kittanning, Armstrong County, Pennsylvania, being bounded and described as follows:

FIRST PARCEL:

BEGINNING at a point on a public alley at the Southwestern corner of Lot No. 252 in
an unrecorded plan of lots known as the "Rolling Mill Plan" which plan was laid out by
the Kittanning Iron Works Company; thence North 52° 39' East along line of Lots Nos.
252 and 253 in said plan, a distance of 79.29 feet to a point, the Southeastern corner of
Lot No. 253 in said plan; thence South 37° 30-1/2' East a distance of five feet to a
point; thence South 52° 39' West 79.32 feet to a point on a public alley; thence North
37°
21-1/2' West a distance of five feet to the Southwestern corner of lot No. 252 in said
plan, the place of beginning. **CONTAINING** approximately 396.60 square feet, more or
less.

SECOND PARCEL:

TRACT 1: BEGINNING at the northeast corner of lot herein described on the
southern boundary line of Walnut Street in the Borough of Kittanning, said corner being
located South 52° 39' West 91.4 feet from the southwest corner of Jefferson Street and
said Walnut Street in said borough; thence along the said boundary line of Walnut
Street, South 52° 39' West 39.54 feet to the northwest corner of lot herein described;
thence along the eastern boundary line of Lot No. 252, South 37° 25' 15" East 75.76
feet to the southwest corner of lot herein described; thence along the northern
boundary line of a 10-foot alley, North 52° 39' East 39.645 feet to the southeast corner;
thence along the western boundary line of a 10.75 feet alley, North 37° 30' 30" West
75.75 feet to the place of beginning. **CONTAINING** 2999 square feet. Being known
and designated as Lot No. 253.

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TRACT 2: BEGINNING at the northeast corner of lot herein described on the southern boundary line of Walnut Street in the Borough of Kittanning, said corner being located South 52° 39' West 130.94 feet from the southwest corner of Jefferson Street and said Walnut Street in said borough; thence along said boundary line of Walnut Street, South 52° 39' West 39.54 feet to the northwest corner of lot herein described; thence along the eastern boundary line of a 12-foot alley, South 37° 21' East 75.75 feet to the southwest corner of lot herein described; thence along the northern boundary line of a 10-foot alley North 52° 39' East 39.645 feet to the southeast corner of lot herein described; thence along the western boundary line of Lot No. 253, North 37° 25' 15" West 75.75 feet to the place of beginning. CONTAINING 2999 square feet. Being known and designated at Lot No. 252.

THIRD PARCEL:

BEGINNING at an iron pin at the northwest corner of Jefferson and Walnut Streets in said Borough of Kittanning; thence along the northern edge of Walnut Street, South 51° West 84.5 feet to an iron pin; thence through lands of which this was a part North 39° West 100 feet to an iron pin; thence North 51° East 84.5 feet to an iron pin on the western side of the aforesaid Jefferson Street; thence along the western edge of Jefferson Street, South 39° East 100 feet to the place of beginning.

Being the eastern one-half (1/2) of a portion of In-Lot No. 242 and the eastern one-half (1/2) of In-Lot No. 246 in the general Plan of Lots of said borough, fronting on Walnut Street 84.5 feet and running northwardly between parallel lines a distance of 100 feet.

FOURTH PARCEL:

BEGINNING at the northwest corner of Jefferson Street and Willow Street in Kittanning Borough; thence along said Willow Street, South 52° 39' West 171.23 feet to the northeast corner of said Willow Street and a 12 foot alley; thence along said alley North 37° 21-1/2' West 85.75 feet to a point on line of lands of Kittanning Ford Sales, Inc.; thence along line of lands of the said Kittanning Ford Sales, Inc., North 52° 39' East 79.32 feet to a point on line of other lands of same; thence along line of lands of same South 37° 30-1/2' East 49.28 feet to a point; thence along line of lands of same North 52° 39' East 91.40 feet to the western boundary line of Jefferson Street; thence along said line South 37° 30-1/2' East 36.61 feet to the place of beginning.

The lands above described comprise all of Lot No. 260, No. 261, and No. 264 in an unrecorded plan of lots known as the Rolling Mill Plan, which plan was laid out by the Kittanning Iron Works Company, and also including all that certain piece of parcel of land lying between Lot No. 264 and part of Lot No. 261, and bounded on the south by Willow Street and said parcel being 10.75 feet x 36.47 feet, and being formerly a 10.75 foot wide alley in the "Rolling Mill" Plan of Lots, and also including a parcel of land being the land lying between Lots Nos. 260 and 261 and lots Nos. 252 and 253, and said strip of land being 10 feet x 79.32 feet, and being formerly a 10 foot alley in the "Rolling Mill" Plan of Lots.

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FIFTH PARCEL:

BEGINNING on Walnut Street at a corner of a 12 foot alley; thence along the said alley South $37\text{-}1/2^\circ$ East 74 feet to a 10 foot alley; thence along the said alley South $58\text{-}3/4^\circ$ West 44 feet to the corner of lot now or formerly of Arthur Campbell and wife; thence through Lot No. 250 North $37\text{-}1/2^\circ$ West 74 feet to Walnut Street; thence along the said street North $58\text{-}3/4^\circ$ East 44 feet to the place of beginning. CONTAINING 3276 square feet. Being all of said Lot No. 251 and the eastern 4 feet of Lot No. 250.

SIXTH PARCEL:

BEGINNING at a point at the southwest corner of Walnut and Jefferson Streets; thence southerly along the western line of Jefferson Street 126 feet and 2 inches to other lands now or formerly of William M. McCune, et ux., formerly of Sarah A. McMasters; thence westerly along said other lands now or formerly of William McCune, et ux., $90\text{-}11/12$ feet to a point on said other lands now or formerly of William McCune, et ux.; thence along same in a northerly direction 126 feet 2 inches to Walnut Street; thence easterly along the southern line of said Walnut Street, $90\text{-}11/12$ feet to the place of beginning.

SEVENTH PARCEL:

BEGINNING at a point on the Western edge of South Jefferson Street, which point is located North $39^\circ 0' 0''$ West 122.19 feet from the Northwest corner of the intersection of South Jefferson Street and Walnut Street, which point is the Northeast corner of lands now or formerly of E.L. Leard, et ux., and the Southeast corner of the lot herein described; thence along said Leard lands South $50^\circ 51' 10''$ West 170.58 feet to a point on a 12 foot alley; thence along same North $39^\circ 0' 0''$ West 28 feet to a point on line of lands now or formerly of W.H. Hake; thence along said Hake lands North $50^\circ 51' 10''$ East 170.58 feet to a point on the Western edge of South Jefferson Street; thence along same South $39^\circ 0' 0''$ East 28 feet to the place of beginning, as per survey of R.B. Shannon and Associates, dated April, 1966. Being part of Lot 238 in the General Plan of the Borough of Kittanning.

EIGHTH PARCEL:

BEGINNING at a point 20 feet South of the Southern corner of Lot No. 238 along Jefferson Street; thence North along Jefferson Street 20 feet to the corner of Lot No. 238; thence West along said Lot No. 238, 160 feet to an alley; thence South along said alley 20 feet; thence East 160 feet to the place of beginning. Being part of Lot No. 242 in the Plan of Kittanning Borough.

BEING the same parcels of land conveyed to grantor by deed of William M. McCune a/k/a W.M. McCune, et ux., dated December 18, 1978, and recorded in Armstrong County Deed Book Volume 591, page 363. Parcels First through Eighth have the following Uniform Parcel I.D. #s:

First Parcel	part of 21-130.08-12-49
Second Parcel	21-130.08-12-48 (Both Tract 1 and Tract 2)
Third Parcel	21-130.08-12-32
Fourth Parcel	21-130.08-12-49 and 21.130.08-12-50
Fifth Parcel	21-130.08-12-47
Sixth Parcel	21-130.08-12-51
Seventh Parcel	21-130.08-12-35
Eighth Parcel	21-130.08-12-34

NINTH PARCEL:

ALL that certain piece, parcel or lot of land situate in the First Ward, in the Borough of Kittanning, Armstrong County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point at the northwest corner of the herein described tract of land, at the southeast corner of South Jefferson Street and Walnut Street; thence along Walnut Street, North 51° 13' 40" East 200.07 feet to a point at the southwest corner of Walnut Street and the Penn Central Railroad Co.; thence along the westerly line of said railroad lands South 7° 46' 20" East 271.10 feet to a point; thence by same North 51° 13' 40" East 4.25 feet to a point; thence by same South 7° 01' 20" East 121.23 feet to a point at the corner of South Jefferson Street and said railroad lands; thence along said street North 38° 55' 30" West 335.47 feet to the place of beginning. CONTAINING 33,501.18 square feet, more or less.

UNIFORM PARCEL I.D. #21-130.08-12-52

SUBJECT to all of the covenants, conditions, restrictions and other matters as set forth in Armstrong County Deed Book Volume 559, page 273.

SUBJECT to that certain Pedestrian and Bicycle Trail Agreement with Kittanning Borough dated December 15, 2000, and recorded in Armstrong County Record Book Volume 2275, page 197.

SUBJECT to matters of record and/or apparent upon a physical inspection of the property.

BEING the same parcel of land conveyed to grantor by deed of William L. Noel, Executor under the Last Will and Testament of Louis W. Noel, deceased, dated November 3, 2005, and recorded in Armstrong County Record Book Volume 3126, page 010.

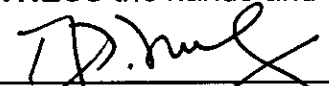
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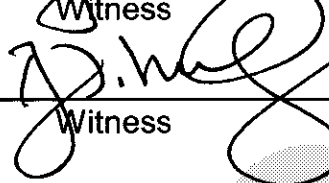
Kathryn A. Noel joins in this deed for the sole purpose of conveying any marital interest she may have in said property, giving no warranty.

Together with the appurtenances: To Have and To Hold the same to and for the use of the said Grantee, its successors and assigns forever, And the Grantors, their heirs and assigns hereby covenant and agree that they will WARRANT SPECIALLY the property hereby conveyed.

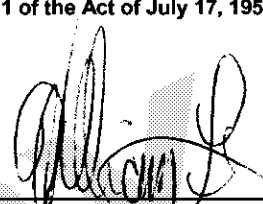
Notice - This document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal, and, in that connection, 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. (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.)

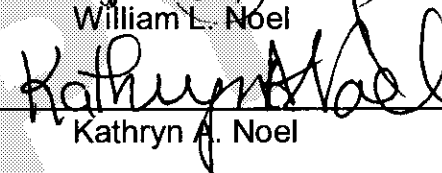
WITNESS the hands and seals of the said Grantors



Witness


Witness



William L. Noel (Seal)


Kathryn A. Noel (Seal)

STATE OF PENNSYLVANIA
COUNTY OF ARMSTRONG

On this the 6TH day of JULY, 2016, before me, a Notary Public, personally appeared WILLIAM L. NOEL and KATHRYN A. NOEL, known to me (or satisfactorily proven) to be the persons whose names 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.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Judith A. Claypool, Notary Public
Kittanning Boro, Armstrong County
My commission expires March 14, 2017


Notary Public

I do hereby certify that the precise residence and complete post office address of the within named grantee is 930 Rt 22 west, Blomville, Pa. 15717

Date: 7-6-16

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