

and Marjorie E. Moore, his wife, 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:

SEAL

Sandra L. Rote, Notary Public  
Brookville, Jefferson County, Pa.  
My Commission Expires March 29, 1975

Virginia S. Felton, Recorder

Gerald Ackley  
Marian Ackley

to

Cecil Graybill  
Thena Graybill

Road Agreement #1209

Dated November 13, 1971  
Rec. December 2, 1971  
9:30 A.M.

ROAD AGREEMENT

This 13th day of November 1971, This mutual agreement is entered into between GERALD ACKLEY and MARIAN ACKLEY, his wife of RD 1 Box 136, Kane, McKean County Pennsylvania and

CECIL GRAYBILL and THENA GRAYBILL, his wife of Fisher, Clarion County, Pennsylvania

Mr and Mrs Gerald Ackley the owners of land or property located in Barnett Township Forest County, Pennsylvania said land or property adjoins land or property owned by Mr and Mrs Cecil Graybill located in Barnett Township, Forest County, Pennsylvania and is situated along what is known as the Cooksburg-Clarington road, Starting at a point of the land of Ackley and proceeding in a westerly direction to the lands of Graybill thence across the Graybill land for a distance of 350' thence South to the land of Ackley, This right of way or roadway is a concession that Mr Ackley has the

right to cross over the Graybill land to gain entrance to his land. It is here by agreed that this roadway shall be kept in a fit condition for both parties concerned for Ingress and Egress at all times and that a gate shall be erected at the entrance of this roadway located on the Ackley land and that both parties concerned shall have a key for a lock on a gate where the entrance is located. It is mutually agreed by both parties that no cash consideration is involved in this agreement. It is also agreed by both parties that in the event either person should sell all or any portion of said land that this agreement shall be in effect to whom ever may purchase same. It is also agreed by both parties that this agreement shall be in effect for a period of 99 years and for the Heirs and assigns of Both Mr and Mrs Cecil Graybill and Mr and Mrs Gerald Ackley.

Gerald Ackley  
Marian Ackley  
Cecil Graybill  
Thena Graybill

Sworn to and subscribed before me  
this 13th day of November 1971.

John C. Coyle, J.P.  
Justice of the Peace  
Sigel, Penna

SEAL

My Commission Expires First Monday in January 1972

Virginia S. Felton, Recorder

Michael Bodzer, Jr.  
Theresa Bodzer  
Robert Bodzer

to

Ross W. McClellan  
Karen A. McClellan

Deed #1110

Dated November 1971  
Rec. December 2, 1971  
2:00 P.M.  
Lot #54 Kingsley Twp.  
\$125.00

THIS INDENTURE MADE the \_\_\_\_\_ day of November in the year of our Lord, one thousand nine hundred and seventy-one (1971).

BETWEEN MICHAEL BODZER, JR. and THERESA BODZER, his wife, and ROBERT BODZER, unmarried, all of the Borough of Glasport, County of Allegheny and Commonwealth of Pennsylvania, parties of the first part and

ROSS W. MCCLELLAN and KAREN A. MCCLELLAN, his wife, of the City of McKeesport, County of Allegheny and Commonwealth of Pennsylvania, parties of the second part:

WITNESSETH, that the said parties of the first part, in consideration of One Hundred Twenty Five (\$125.00) Dollars, to them now paid by the said parties of the second part, do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns,

ALL THAT CERTAIN LOT OF LAND known as Lot Number 54 in the Watson Plan of Lots situated on the old Cross Farm in the Village of Starr, Kingsley Township, Forest County, Pennsylvania, bounded and described as follows:

LOT NUMBER 54 - Beginning at an iron rod corner common to Lot #49 and situated at the Northwest side of a private 22-foot road upon which road this lot adjoins; thence along line of Lot #49 North 44 degrees West 100 feet to an iron rod corner common to Lots #49, 48, 53; thence along line of Lot #53 North 51-1/3 degrees East 83 feet to an iron rod corner common to Lots #53, #58, #59; thence along line of Lot #59 South 44 degrees East 100 feet to an iron rod corner common to Lot #59; and situated at the Northwest side of the above mentioned private 22-foot road; thence along said road South 51-1/3 degrees West 83 feet to the place of beginning; containing 8,300 square feet of land be the same more or less and being known as Lot Number 54.

THE lot herein conveyed is part of a 119-acre tract of land purchased by the Grantors and recorded in Forest County Deed Books as follows: 1/6 interest recorded in Deed Book 88, page 33; 2/3 interest recorded in Deed Book 87, page 537; 1/6 interest recorded in Deed Book 87, page 542.

EXCEPTING AND RESERVING, however, all of the oil, gas and minerals in, under and upon said premises with the customary rights of operation therefor.

SUBJECT, however, to the restriction that all buildings erected on these premises shall be at least 20 feet from the private road bounding same.

SUBJECT to electric and telephone rights-of-way.

THE Grantees and their heirs and assigns are to have the right to use the private roads shown on this plan of lots.

THE Grantees and their heirs and assigns are to have the right to take water from the water well situated on the 30-foot private road bordering Lot #199.

BEING the same property which Frank L. Watson and Wilda M. Watson, his wife, of Tionesta, Forest County, Pennsylvania, by their deed dated June 27, 1964, and recorded in Deed Book Volume 94, page 45, granted and conveyed unto Michael Bodzer, Jr. and Robert Bodzer, two of the parties of the first part herein named.

with the appurtenances: TO HAVE AND TO HOLD the same unto and for the use of the said parties of the second part, their heirs and assigns forever, And the said parties of the first part, for themselves, their heirs, executors and administrators covenant 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~~ 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 parties of the first part.

ATTEST:  
Mike Bodzer

Michael Bodzer, Jr. (SEAL)  
Mrs. Theresa H. Bodzer (SEAL)  
Robert Bodzer (SEAL)

\$1.25 in Pa. real estate stamps attached  
\$1.25 in Forest Area School District stamp attached

Commonwealth of Pennsylvania) ss.  
County of Allegheny,)

On this the 10 day of November, A.D. 1971, before me, a Notary Public, the undersigned officer, personally appeared Michael Bodzer, Jr. and Theresa Bodzer and Robert Bodzer, 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.

SEAL

Andrew Kurta, Justice of the Peace  
District No. 05307  
My Commission Expires  
First Monday in January 1976

I, do hereby certify that Grantees' precise residence is 313 Twenty-Eighth Street, McKeesport, Pennsylvania 15132.  
Witness my hand this 10th day of November, 1971.

Virginia S. Felton, Recorder

Ross W. McClellan

William R. Kretzer  
Jean Kretzer

to  
Hazel Gould  
Edna G. Clarke

Deed #1211

Dated November 24, 1971  
Rec. December 3, 1971  
9 A.M.  
Und. 1/3 Int. Parcel  
Howe Twp.  
\$1.00

THIS INDENTURE MADE the 24 day of November in the year of our Lord, one thousand nine hundred and seventy-one (1971)

BETWEEN WILLIAM R. KRETZER and JEAN KRETZER, his wife, of the Borough of Bell Acres, County of Allegheny and Commonwealth of Pennsylvania, parties of the first part and

HAZEL GOULD, of the Borough of Economy, County of Beaver and Commonwealth of Pennsylvania, and EDNA G. CLARKE, of the Township of Hopewell, County and Commonwealth aforesaid, parties of the second part:

WITNESSETH, that the said parties of the first part, in consideration of One (\$1.00) Dollar and other good and valuable consideration to them now paid by the said parties of the second part, do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns,

ALL of the undivided one-third interest of the parties of the first part of, in and to:

ALL that certain piece, parcel or lot of land situate, lying and being in the Village of Pigeon, Township of Howe, County of Forest and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the northerly line of State Highway Route 68, said point marking also the southeasterly corner of a parcel of land of Iva Kinney and Arthur Kinney; thence northwardly along the easterly line of said parcel of Kinney approximately one hundred (100) feet to a point in the southerly line of a dirt, public roadway; thence eastwardly along the southerly line of said dirt, public roadway approximately one hundred twenty (120) feet to a large Hemlock tree; thence at a right angle southwardly approximately one hundred (100) feet along a line extending from said Hemlock tree to an iron pipe in the northerly line of State Highway Route 63; thence westwardly along the northerly line of said State Highway approximately one hundred twenty (120) feet to the place of beginning.

CONTAINING approximately one-half acre (1/2 A.) of land and having erected thereon one, two-story seven room frame dwelling house, known and designated as the "Nash House".

BEING the same property conveyed by James W. Frost and M. Isabelle Frost, his wife, and W. H. Frost, unmarried, to Rolland H. Kretzer and Ruby G. Kretzer, his wife, by deed dated October 30, 1951 of record in the Office of the Recorder of Deeds of Forest County, Pennsylvania, in Deed Book Volume 78, page 127. The said Rolland H. Kretzer died March 5, 1969, title thereby vesting in Ruby G. Kretzer, surviving tenant by entirety, who died August 25, 1970 leaving her Last Will and Testament dated June 14, 1969 since duly probated in the Office of the Register of Wills of Allegheny County, Pennsylvania, being of record in Will Book Volume 417, Page 574, whereby she devised the said property to her three children, William R. Kretzer, Hazel Gould and Edna G. Clarke, parties hereto.

This conveyance is expressly made and accepted under and subject to all and singular the exceptions, reservations, conditions and restrictions in any deed or deeds in the chain of title of said premises mentioned, contained or referred to, as the same, reference thereto being had, will more fully and at large appear.

with the appurtenances: TO HAVE AND TO HOLD the same unto and for the use of the said parties of the second part, their heirs and assigns forever, And the said parties of the first part, for themselves, their heirs, executors and administrators covenant 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~~ 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.