

JOHN P. TURNER, ux

to PITTSBURGH NATIONAL BANK

Deed

This Indenture, Made the 3rd day of FEBRUARY in the year of our Lord one thousand nine hundred and sixty-two (1962).

Between JOHN P. TURNER and BILLIE E. B. TURNER, his wife, of 595 Creathaven Road, Wyckoff, New Jersey.

parties of the first part, and

PITTSBURGH NATIONAL BANK, a National Bank of the United States, with principal office at Pittsburgh 22, Pennsylvania,

part y of the second part;

Witnesseth, That the said parties of the first part in consideration of Twelve Thousand (\$12,000.00) Dollars

to them now paid by the said party of the second part, do grant, bargain, sell and convey unto the said part y of the second part, its successors heirs and assigns, forever:

All that certain piece, parcel or lot of ground situate in the Second Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

Beginning at a point on the west line of a twenty (20) foot street or right of way, known as Cedar Street, at the southeast corner of property of formerly Idell Phillips Estate, now H. Houghton Phillips, Sr., said beginning point being the northeast corner of the property herein conveyed; thence from said beginning point South 0° 50' West along the west line of Cedar Street, a distance of eighteen and thirty hundredths (18.30) feet to a point on the west line of said street at the northeast corner of the property of William G. Falston; thence North 89° 40' 50" West, along the north line of lot of William G. Falston and other lot of the grantee herein (formerly G. Wilson Miller Hairs Property), a distance of seventy-four and twenty-nine hundredths (74.29) feet to a point; thence north 2° 44' 10" East through lot of the grantors herein a distance of fifteen and seventy-one hundredths (15.71) feet to a point; thence south 89° 22' 50" East, along line of lot of grantors herein, a distance of two (2.00) feet to a point; thence North 0° 37' 10" East, along

line of lot of grantors, a distance of three (3.00) feet to point on the south line of lot of formerly Idell Phillips Estate, now H. Houghton Phillips, Sr.; thence South 89° 22' 50" East along the south line of lot of now H. Houghton Phillips, Sr., a distance of seventy-one and seventy-eight hundredths (71.78) feet to a point on the west line of Cedar Street at the place of beginning, as per survey of Greenough and Greenough, Registered Engineers, dated January, 1962, and herewith attached.

And being part of a larger tract of land conveyed to the grantors herein by deed of John P. Turner, et ux. dated July 2, 1952, and recorded in the Register & Recorder's Office in and for Butler County, Pennsylvania, in Deed Book 629, page 215.

The grantors hereby give and grant to the grantees, its successors and assigns, the right and privilege of draining surface water from the within conveyed property as well as from other lot of grantee situate to the south of the within conveyed property and known as the G. Wilson Miller Hairs property, into a catch basin or drain situate at the northeast corner of the remaining property of grantors.

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. This statement inserted pursuant to Act No. 431 of the Commonwealth of Pennsylvania of 1957, P. L. 984. The foregoing statement in and of itself shall not be construed to be an exception or reservation of the coal under the within described premises.

with the appurtenances;
To Have and To Hold the same unto, and for the use of the said Pittsburgh National Bank,
part y of the second part, its successors ~~and assigns forever,~~
And the said parties of the first part,
for themselves, their heirs, executors and administrators
covenant with the said part y of the second part its successors ~~and assigns~~
and assigns against all lawful claimants

the same and every part thereof to Warrant and Defend.

Witness the hand s and seal s of the said parties of the first part.

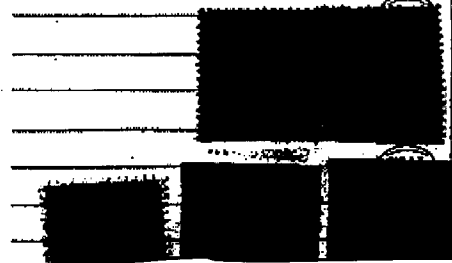


John P. Turner
John P. Turner
Billie E. B. Turner
Billie E. B. Turner



Attest:

Vera M. Krumm
Vera M. Krumm
Harriet Rogers
Harriet Rogers



80' R/W

STREET

MAIN

NORTH

180.25'

S 89° 22' 58" E

BUILDING IS THE PROPERTY LINE

JOHN TURNER

18.15'

S 89° 05' 20" E

BUILDING IS THE PROPERTY LINE

PITTSBURGH NATIONAL BANK

60.25'

N 1° 00' E



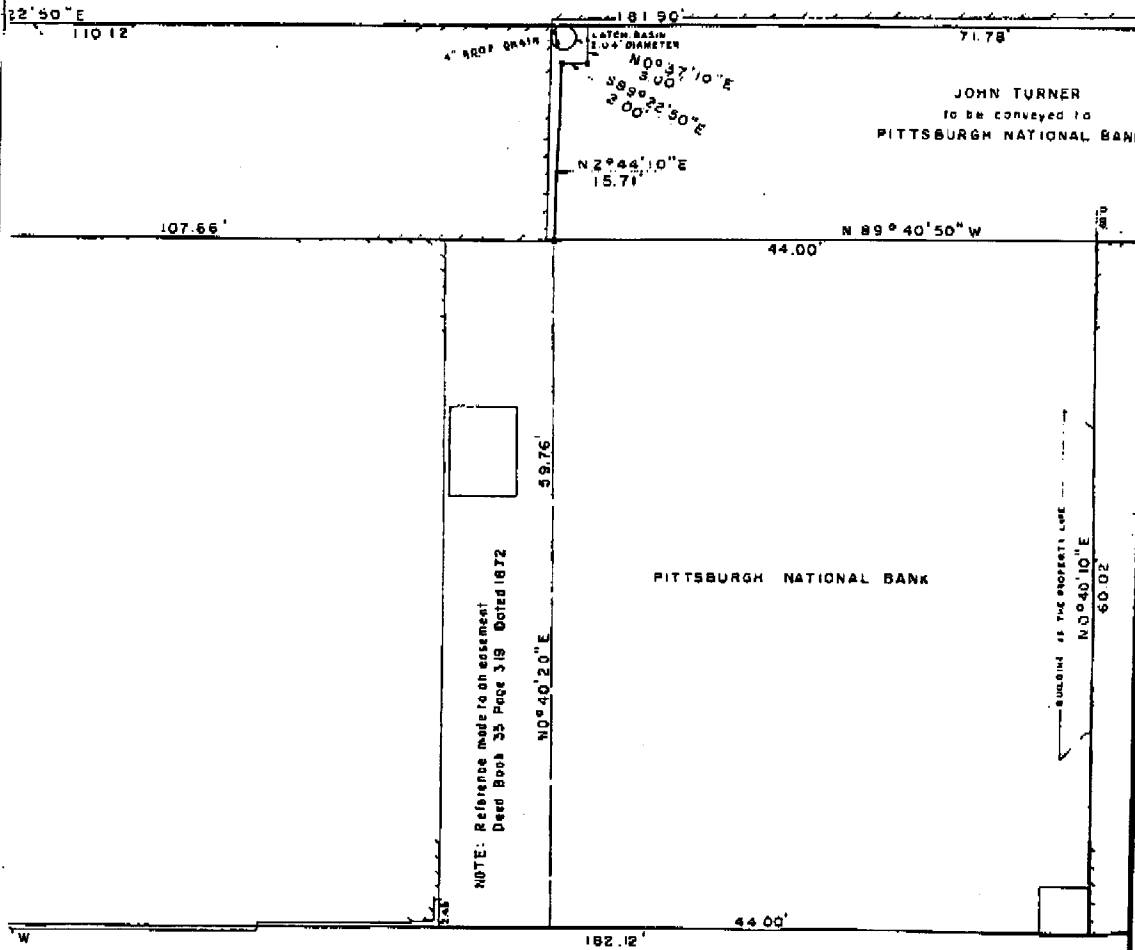
109.01'

N 89° 21' W



JEFFERSON

DELL PHILLIPS EST.

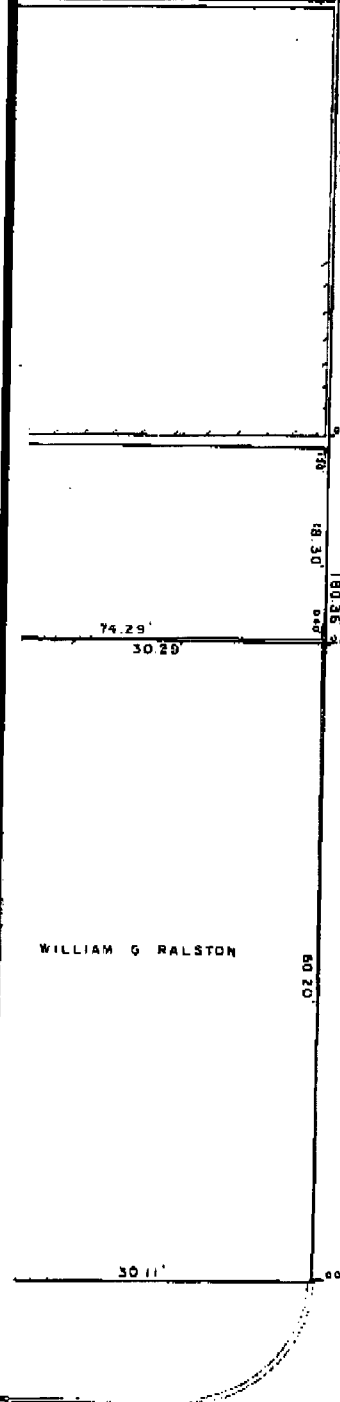


STREET

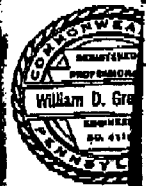
60' R/W

(PAVED 36.28')

AVBL 762 P.C. 446



WILLIAM G RALSTON



GREENOUGH & GREENOUGH INC.
BUTLER - ENGINEERS & SURVEYORS - PENNA.

PROPERTY & LOCATION SURVEY
FOR: PITTSBURGH NATIONAL BANK
SITUATE: CITY OF BUTLER, BUTLER CO., PA.

DATE: JAN. 1962 SCALE: 1" = 10'

WILLIAM D. GREENOUGH R.P.E.

61-359
A-218

56-

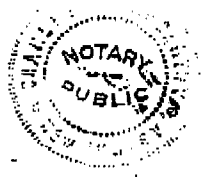
STATE OF NEW JERSEY
County of Bergen

On this the third day of February, A. D. 19 62,
before me Charles J. McCarthy the undersigned officer, personally appeared
John P. Turner and Billie E. B. Turner, his wife known to me
are
(or satisfactorily proven) to be the person or whose name is subscribed to the within instru-
ment and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Charles J. McCarthy

(Title of Officer)



My commission expires

NOTARY PUBLIC OF N. J.
My Commission Expires OCT 15, 1964

Certificate of Residence

The undersigned hereby certifies that the precise residence of the grantee herein named
is/are as follows: 343 Fourth Ave, Potts 22, Pa.

Lawrence J. ...
(Attorney for Grantee)

RECORDED FEBRUARY 15, 1962

CLAIR K. HALSTEAD, RECORDER.
