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SA-14

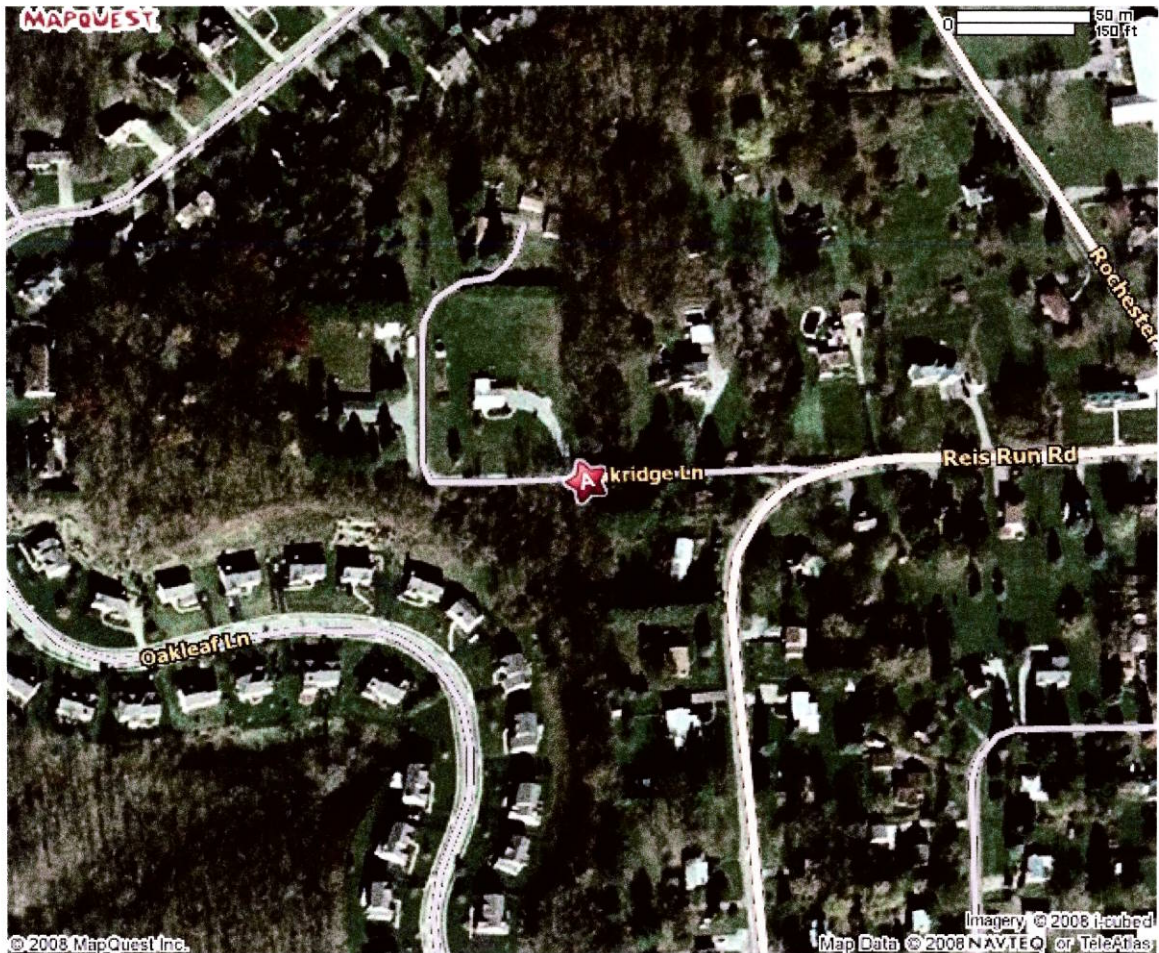
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A: 1567 Oakridge Ln, Pittsburgh, PA 15237-1416




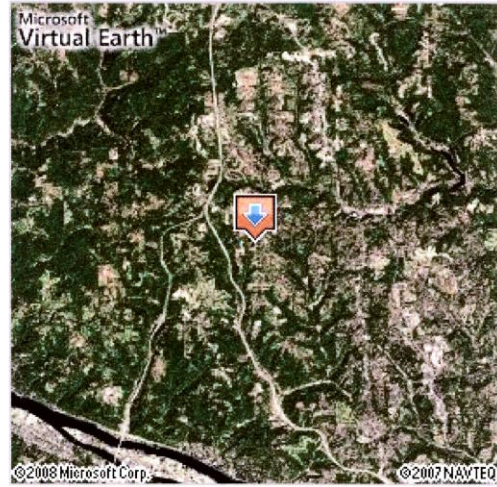
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 **1567 Oakridge Ln, Pittsburgh, PA
15237-1416**

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SA-17

Allegheny County
Valerie McDonald Roberts
Recorder of Deeds
Pittsburgh, PA 15219



Instrument Number: 2006-35262

Recorded On: October 18, 2006 As-Deed

Parties: MCQUILLAN TERRY W
To BORING AARON C

of Pages: 3

Comment:

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

Deed		45.00
Pages > 4	0	
Names > 4	0	
Total:		45.00

Realty Transfer Stamp

Affidavit Attached-No		Stamp Num-T279608
FRANKLIN PARK		
Ward-99-NO WARD		
Blk/Lot-823E136	Value	163,000.00
Commonwealth of Pennsylvania		1,630.00
Munic-Franklin Park Boro		815.00
School District-North Allegheny		815.00
		3,260.00

Deed Registry Stamp

OFFICE OF PROPERTY ASSESSMENTS		BLOCK AND LOT NUMBER
<i>Valerie McDonald Roberts</i>		
Date:	Int. By:	823-E-136

I hereby certify that the within and foregoing was recorded in the Recorder's Office in Allegheny County, PA

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

File Information:

Document Number: 2006-35262
Receipt Number: 783523
Recorded Date/Time: October 18, 2006 02:21P
Book-Vol/Pg: BK-DE VL-13030 PG-509
User / Station: B McAdams - Cash Super 05

Record and Return To:

ELITE SETTLEMENT SERVICES
101 WEXFORD BAYNE RD STE 102
WEXFORD PA 15090



Valerie McDonald Roberts
Valerie McDonald-Roberts Recorder of Deeds

FROM:
Terry W. McQuillan, a single man

MAIL TO:
Elite Settlement Services
101 Wexford Bayne Road, Suite 102
Wexford, PA 15090

[Space Above This Line for Recording]

General Warranty Deed

This Indenture, Made the 10th day of October, 2006, Between

Terry W. McQuillan, a single man, grantor, and

Aaron C. Boring and Christine A. Boring, husband and wife, grantees.

Witnesseth, that said GRANTOR for and in consideration of the sum of

ONE HUNDRED SIXTY-THREE THOUSAND DOLLARS AND - - - - -
- - - - - NO/100 (\$163,000.00)

paid to the GRANTOR by the GRANTEES does grant, bargain, sell and convey unto the said GRANTEES, their heirs and assigns,

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Franklin Park, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 1 in the Brusik Plan of Lots, as the same is recorded in the Recorder's Office of Allegheny County in Plan Book Volume 99, at page 76.

Together with the right of ingress, egress and regress over, across and upon Oakridge Lane, a twenty (20) foot private road, leading to the Reis Run Road in common with the Grantors herein and other users therein, their heirs and assigns.

Also, together with the right of ingress, egress and regress over, across and upon a fifty (50) foot road leading from the premises herein described to Oakridge Lane and more particularly designated as a fifty (50) foot strip to be given for road purposes as shown on recorded plan.

Being the same premises which John A. Brusik and Leslie A. Brusik, his wife by Deed dated July 17, 1985 and recorded July 24, 1985 in Allegheny County in Deed Book Volume 7123 Page 483 conveyed unto Terry W. McQuillan, unmarried, in fee.

Block and Lot No: 823-E-136

UNDER AND SUBJECT TO any and all building restrictions, building lines, easements, rights of way, estates, covenants, reservations, exceptions and conditions contained in prior instruments of record, or apparent from an inspection of the above described property, or shown on the recorded plan.

with the appurtenances: **To Have and To Hold** the same to and for the use of the said GRANTEES, their heirs and assigns forever. And the GRANTOR for his heirs and assigns hereby covenant and agree that he will **WARRANT GENERALLY** the property hereby conveyed.

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.]

General Warranty Deed - Page 2

In Witness Whereof, the said Grantor has hereunto set hand and seal the day and year first above written.

Jodi L. Powell
Witness

Terry W. McQuillan (Seal)

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.

WITNESS:

[Signature]
Witness

Aaron C. Boring (Seal)
Aaron C. Boring

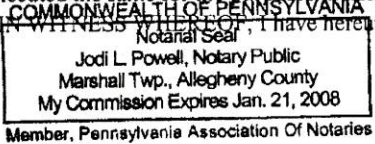
[Signature]
Witness

Christine A. Boring (Seal)
Christine A. Boring

COMMONWEALTH OF Pennsylvania
COUNTY OF Allegheny

On this, the 10th day of October, 2006, before me, a Notary Public, the undersigned officer, personally appeared

Terry W. McQuillan, a single man
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 purposes therein contained.

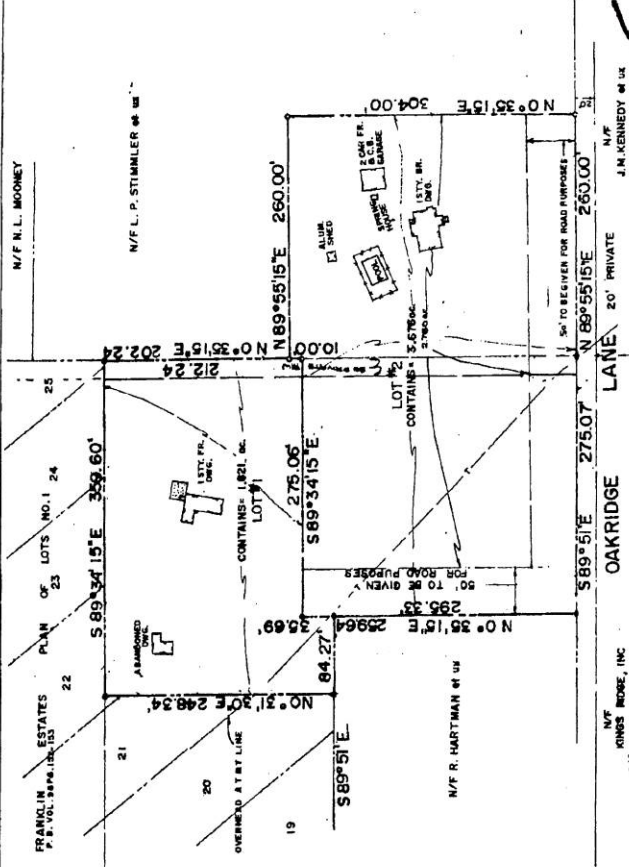


Jodi L. Powell
Rodco Abbatangelo
Notary Public
My Commission Expires: 10/02/06

Certificate of Residence

I, hereby certify that the precise residence of the GRANTEEES herein is as follows:
1567 Oakridge Lane, Pittsburgh, PA 15237

Witness my hand this 10th day of October, 2006
This Document Prepared By and Return to:
Elite Settlement Services
101 Wexford Bayne Road
Wexford, PA 15090
Jodi L. Powell
Aaron C. Boring Jodi L. Powell



KNOW ALL MEN BY THESE PRESENTS, THAT WE, ANDREW W. BRUSIK AND CATHARINE D. BRUSIK, HIS WIFE, OF THE BOROUGH OF FRANKLIN PARK, OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN, AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN FRANKLIN PARK BOROUGH, ALLEGHENY COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAYS, PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LAMES, LAYS AND OF THE SWALE, TO BE OPENED THROUGH THE SAME FROM POINT A TO POINT B, AS SHOWN ON SAID PLAN, AND BE OPENED THROUGH THE SAME FROM POINT C TO POINT D, AS SHOWN ON SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE SAID COMMONWEALTH OF PENNSYLVANIA COUNTY OF ALLEGHENY AND BOROUGH OF FRANKLIN PARK, HEREBY CONVEY AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA COUNTY OF ALLEGHENY, BOROUGH OF FRANKLIN PARK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME, THIS DEDICATION AND RELEASE SHALL BE BINDING UPON ANDREW W. BRUSIK AND CATHARINE D. BRUSIK, HIS WIFE, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL THIS 18th DAY OF October, 1976.

ATTEST:

Andrew W. Brusik
Catharine D. Brusik
 OWNERS

COMMONWEALTH OF PENNSYLVANIA }
 COUNTY OF ALLEGHENY }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED ANDREW W. BRUSIK AND CATHARINE D. BRUSIK, HIS WIFE, AND ACKNOWLEDGED THE FORGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED RECORD HEREOF AS SUCH.

MY COMMISSION EXPIRES THE 15th DAY OF October, 1979.

NOTARY PUBLIC

WE, ALLEGHENY VALLEY BANK MORTGAGEE OF THE PROPERTY EMPHASED IN THIS PLAN OF SUBDIVISION, BRUSIK PLAN OF LOTS, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

John J. Tait
 MORTGAGEE

I, ROY T. TAIT, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, AND HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE SAME FOR LOTS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE PURPOSES OF SAID PLAN. I FURTHER CERTIFY THAT THIS PLAN MEETS WITH THE REQUIREMENTS OF ALL ORDINANCES INCLUDING ZONING EXISTENT UNDER THE LAWS OF THE BOROUGH OF FRANKLIN PARK.

9/21/76
 DATE *Roy T. Tait*
 REG. NO. 6306-E

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF FRANKLIN PARK THIS 22nd DAY OF October, 1976. I HEREBY GIVES FIRST PRIORITY TO THE BOROUGH COUNCIL OF FRANKLIN PARK BOROUGH ONLY, THE BOROUGH OF FRANKLIN PARK ASSUMING NO OBLIGATION FOR RECORDING THE PLAN OR GRADDE, PAVE AND CURB THE STREETS AS BOROUGHS STREETS FOR ROADS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN BOROUGHS STREETS OR ROADS.

William J. Skubert
 SECRETARY

APPROVED BY THE FRANKLIN PARK BOROUGH PLANNING COMMISSION THIS 13th DAY OF October, 1976.

Edison W. Williams
 CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA }
 COUNTY OF ALLEGHENY }

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 99 PAGE 27st DAY OF October 1976.

John J. Tait
 RECORDED

WE, ANDREW W. BRUSIK AND CATHARINE D. BRUSIK, HIS WIFE, OWNERS OF THE ABOVE LOTS, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ANDREW W. BRUSIK AND CATHARINE D. BRUSIK, AS RECORDED IN DEED BOOK VOLUME 4030 PAGE 107st, RECORDER OF DEEDS OFFICE.

Andrew W. Brusik
 WITNESS

Catharine D. Brusik
 OWNERS

BRUSIK PLAN OF LOTS

SITUATE IN

FRANKLIN PARK BORO., ALLY. CO., PA

MADE FOR

ANDREW W. BRUSIK

SCALE 1"=100'

SEPT. 1976

TAIT ENGINEERING

Roy T. Tait

REGISTERED SURVEYOR
 NO. 6306-E