

**THIS INDENTURE**

MADE the 10th day of April, 1997, between Leo Stepanian and Carolyn Corder, executors of the Estate of Vera M. Shouse (the "Grantors"), and Coolidge Development Partners, a Pennsylvania general partnership with an address at 10475 Perry Highway, Wexford, Pennsylvania 15090 (the "Grantee").

WITNESSETH, that the Grantors, in consideration of the sum of one million two hundred fifty thousand dollars (\$1,250,000.00), paid to the Grantors by the Grantee, receipt of which is hereby acknowledged, do grant, bargain, sell and convey to the Grantee, their successors and assigns:

The following five parcels of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania:

FIRST: Being part of Deed Book Volume 977, page 472, all of Lot 601 in the E. H. Shouse Plan No. 6, all of the proposed 50 foot street between Lots 1 and 2 in the E. H. Shouse Plan No. 1 recorded in PBV 58, page 27 and all of Lot 1002 in the E. H. Shouse Plan No. 10 recorded in PBV 74, page 45, more particularly bounded and described as follows:

BEGINNING at an iron pin found at the southwesterly corner of Lot No. 303 in the E. H. Shouse Plan No. 3, recorded in PBV 62, page 4; thence along the southerly line of said E. H. Shouse Plan No. 3 and the southerly line of E. H. Shouse Plan No. 1 recorded in PBV 58, page 27, South 76°38'51" East, a distance of 567.58 feet to a point; thence along the easterly line of Lot

No. 2 in the above referenced E. H. Shouse Plan No. 1 North 65°58'33" East, a distance of 390.39 feet (passing through an iron pin at a distance of 135.29 feet) to a point; thence continuing along said Lot No. 2 by an arc curving to the left, have a radius of 25.00 feet, an arc distance of 25.04 feet, and a chord bearing and distance of North 37°16'36" East, 24.01 feet to a point on the southwesterly 50 foot right-of-way line of Unionville Road; thence along said right-of-way line of Unionville Road South 22°50'27" East, a distance of 79.94 feet to a point at the northeasterly corner of Lot No. 1 in the above referenced E. H. Shouse Plan No. 1; thence leaving said right-of-way line of Unionville Road and along the westerly line of Lot No. 1 the following two courses and distances: first, by an arc curving to the left and having a radius of 25.00 feet, an arc distance of 32.59 feet, and a chord bearing and distance of North 76°41'01" West, 30.33 feet; thence South 65°58'33" West, a distance of 325.51 feet to a point; and thence along the southwesterly line of said Lot No. 1 South 22°50'27" East, a distance of 150.00 feet to an iron pin found at the northwesterly corner of Lot No. 2 in the Carl and Evalyn Ruth Leonberger Plan, recorded in PBV 168, page 34; thence along the southwesterly line of said Leonberger Plan, South 12°18'43" West, a distance of 222.75 feet to an iron pin found at the southwesterly corner of Lot No. 1 in said Leonberger Plan and common with the northerly line of the Traco, Inc. subdivision plan recorded in PBV 147, pages 29 and 30; thence along the said northerly line North 86°23'37" West, a distance of 108.43 feet to a point; thence along the westerly line of the Traco, Inc. Plan and crossing a 200 foot wide Allegheny Power Systems right-of-way, South 04°01'13" West, a distance of 955.53 feet to a point at the northwesterly corner of lands now or formerly of Eugene D. and Mary L. Graham recorded in DBV 1029, page 793; thence along the northerly line of lands now or formerly of Graham, and crossing a 200 foot wide Allegheny Power Systems right-of-way, South 86°11'41" West, a distance of 2076.44 feet to the southeasterly corner of Lot No. 401 in the E. H. Shouse Plan No. 4 recorded PBV 62, page 5; thence along the easterly line of said Lot No. 401,

North 02°38'57" West, a distance of 211.88 feet to a point; thence along the northerly line of said Lot No. 401, North 89°38'05" West, a distance of 59.75 feet to a point common with lands now or formerly of Eugene D. and Mary L. Graham recorded in DBV 1029, page 793; thence along lands now or formerly Graham the following six courses and distances:

North 07°36'03" East, a distance of 110.08 feet to a point; thence

North 32°06'03" East, a distance of 130.68 feet to a point; thence

North 23°21'03" East, a distance of 255.75 feet to a point; thence

North 30°36'03" East, a distance of 260.04 feet to a point; thence

North 32°06'03" East, a distance of 331.66 feet to a point; thence

North 86°36'48" West, a distance of 1040.81 feet to a point common with the southeasterly corner of Lot No. 2 in the Guardian Oak Plan recorded in PBV 65, page 27; thence along the easterly line of the said Guardian Oak Plan North 24°45'19" East, a distance of 523.52 feet to the southeast corner of Lot 1014 in the E. H. Shouse Plan No. 10 recorded in PBV 74, page 45; thence along the southerly line of said Shouse Plan No. 10 the following courses and distances:

North 23°48'52" West, a distance of 136.41 feet to a point; thence

North 61°32'12" East, a distance of 300.00 feet to a point (passing through an iron pin at a distance of 199.83 feet); thence

North 73°41'11" East, a distance of 97.58 feet to a point; thence

South 65°49'52" East, a distance of 501.21 feet to a point (passing through iron pins at distances of 100.02 feet, 200.03 feet, and 300.00 feet) on the southerly line of a 50 foot right-

of-way in said Plan No. 10; thence along said right-of-way line South 74°51'57" East, a distance of 50.00 feet to a point; thence along the easterly line of said right-of-way North 15°08'03" East, a distance of 90.85 feet to a point; thence continuing along lots in said Plan No. 10 and along lands now or formerly Earl H. and Vera M. Shouse, South 78°50'22" East, a distance of 156.09 feet (passing through an iron pin at a distance of 155.77 feet) to the southeasterly corner of Lot 1003 of the above referenced E. H. Shouse Plan No. 10; thence along the easterly line of said Lot 1003 North 11°09'38" East, a distance of 363.00 feet to a point on the southerly 50 foot right-of-way line of Unionville Road; thence along said right-of-way line South 78°50'22" East, a distance of 120.00 feet to the northwesterly corner of Lot 1001 of said E. H. Shouse Plan No. 10; thence along the westerly line of said Lot 1001, South 11°09'38" West, a distance of 363.00 feet to the southwest corner of said Lot 1001 and the aforementioned lands now or formerly Earl H. and Vera M. Shouse recorded in DBV 977, page 472; thence along the southerly line of said Lot 1001 and said lands now or formerly of Earl H. and Vera M. Shouse, South 78°50'22" East, a distance of 436.83 feet to a point on the westerly line of Lot No. 701 in the E. H. Shouse Plan No. 7 recorded in PBV 67, page 19; thence along said line of Lot No. 701 South 11°31'59" West, a distance of 148.05 feet to the southwest corner of Lot 701; thence along the southerly line of Lot No. 701 and the southerly line of the above referenced E. H. Shouse Plan No. 3 North 89°43'39" East, a distance of 502.70 feet to an iron pin (passing through an iron pin at a distance of 377.80 feet) at the POINT OF BEGINNING.

Containing an area of 86.534 acres.

Being designated as part of tax parcel 4F-108-2, part of tax parcel 130-S9-E, all of tax parcel 4F-208-2F and all of tax parcel 4F-108-1B.

SECOND: Being Lots 1016, 1017 and 1018 in the E. H. Shouse Plan No. 10, more particularly bounded and described as follows:

BEGINNING at the southwest corner of Lot 1018; thence along the easterly right-of-way line of Graham School Road, T-304, North 21°56'48" East, 326.93 feet; thence along same North 19°29'38" East, 127.54 feet to the southwest corner of Lot 1015 in said plan; thence along the southerly line of Lot 1015 South 68°03'12" East, 344.49 feet to the southwesterly line of Lot 1014 in said plan; thence along the southwesterly line of Lot 1014 South 51°13'39" East, 229.87 feet to the southeast corner of Lot 1014 common with the westerly line of other lands of the Grantor (described in Parcel One above) and the northeast corner of Lot 1 in the Guardian Oak Plan of Lots recorded in PBV 65, page 27; thence along the northerly line of Lot 1 in the Guardian Oak Plan South 77°11'53" West, 680.40 feet to the POINT OF BEGINNING.

Containing an area of 3.182 acres.

Being part of tax parcel 130-S9-E.

THIRD: Being a strip of land lying between Lots 1003 and 1004 in the E. H. Shouse Plan No. 10 recorded in PBV 74, page 45, more particularly bounded and described as follows:

BEGINNING at the northeast corner of Lot 1004 common with the southerly right-of-way line of Unionville Road, and being the northwest corner of the parcel hereinafter described; thence along said right-of-way of Unionville Road by a curve to the left, radius 1525.00 feet, an arc distance of 117.34 feet to a point at the northwest corner of Lot 1003; thence along the westerly line of Lot 1003 by a curve to the left and concave to the southeast, radius 35.00 feet, an arc distance of 53.63 feet; thence along westerly line of Lot 1003 for 331.96 feet and other lands of the Grantor (described in Parcel One above) for 90.85 feet, South 15°08'03" West, a total distance of 422.81 feet; thence along the northerly line of other lands of the Grantor herein (described in Parcel One above) North 74°51'57" West, 50.00 feet to the southeast corner of Lot 1004; thence along the easterly line of Lot 1004 North 15°08'03" East,

422.81 feet; thence along same by a curve to the left, radius 35.00 feet, an arc distance of 53.63 feet to the POINT OF BEGINNING.

Containing an area of 0.535 acre.

This strip of land is not assessed--it is shown on tax map as a street.

FOURTH: Being Lot 508 in the E. H. Shouse Plan No. 5, recorded in PBV 62, page 6 being more particularly bounded and described as follows:

BEGINNING at the southwest corner of Lot 507 common with the northerly right-of-way line of Unionville Road and the southeast corner of Lot 508 hereinafter described; thence along the northerly right-of-way line of Unionville Road North 69°24'45" West, 125.00 feet to the southeast corner of Lot 509; thence along the easterly line of Lot 509 North 16°28'55" West, 671.92 feet to the southerly line of lands now or formerly of Builders Enterprize; thence along said line of Builders Enterprize North 89°54'26" East, 185.00 feet to the northwest corner of Lot 507; thence along the westerly line of Lot 507 South 10°06'00" East, 699.41 feet to the POINT OF BEGINNING.

Containing an area of 2.231 acres.

Being part of 130-S9-D.

SUBJECT to two 20 foot wide drainage easements as shown on the E. H. Shouse Plan No. 5.

FIFTH: Being Lot 510 in the E. H. Shouse Plan No. 5, recorded in PBV 62, page 6, more particularly bounded and described as follows:

BEGINNING at the southwest corner of Lot 509 common with the northerly right-of-way line Unionville Road, T-326, and the southeast corner of Lot 510 hereinafter described; thence along the northerly right-of-way line of Unionville Road by a curve to the left, radius 323.15 feet, an arc distance of 125.00 feet to the southeast corner of Lot 511; thence along the easterly line of Lot 511 North 28°22'30" West, 711.98 feet to a

monument on the southerly line of lands now or formerly of Builders Enterprize; thence along said line of Builders Enterprize North 89°54'26" East, 201.51 feet to the northwest corner of Lot 509; thence along the easterly line of Lot 509 South 23°01'25" East, 665.41 feet to the POINT OF BEGINNING.

Containing an area of 2.349 acres.

SUBJECT to two 20 foot wide drainage easements as shown on the E. H. Shouse Plan No. 5.

Being part of tax parcel 130-S9-D.

UNDER AND SUBJECT TO all rights of way, easements, and mineral rights heretofore conveyed, excepted and reserved in prior instruments of record.

Being part of the property which was acquired by Earl H. Shouse and Vera M. Shouse, husband and wife, by the following deeds:

(a) Deed of Edward F. Geyer and Mary P. Geyer, husband and wife, dated May 24, 1956 and recorded in Deed Book Volume 685, page 24.

(b) Deed of Earl H. Shouse and Vera M. Shouse, dated September 14, 1973 and recorded in Deed Book Volume 977, page 472.

Earl H. Shouse died on Feb. 10, 1981 whereupon fee simple title vested in Vera M. Shouse as surviving tenant by the entireties.

Vera Shouse died on September 8, 1996, having first made her Last Will and Testament dated July 31, 1990, which was probated in the Office of the Register of Wills of Butler County on September 16, 1996 in Will Book Volume 42, page 509. Letters testamentary were granted to Carolyn Corder and Leo M. Stepanian on September 16, 1996 at No. 10-96-0603.

with appurtenances:

**TO HAVE AND TO HOLD** the same to and for the use of the Grantee, its successors and assigns forever, and the Grantors, for themselves, their successors and assigns, hereby covenant and agree that they will **WARRANT SPECIALLY** the property hereby conveyed.

Grantors hereby specifically release, to the extent that they or the Estate of Vera M. Shouse has any interest therein, or any right to enforce, all prior restrictive covenants, set back requirements or easements on prior recorded subdivision plans affecting the property conveyed hereby, including but not limited to all restrictive covenants accompanying the E. H. Shouse Plan No. 10, recorded October 4, 1978, in Plan Book 74, page 75, in the Butler County Recorder of Deeds and the restrictive covenants and conditions executed by Earl H. Shouse, dated May 25, 1972, and recorded in Deed Book Volume 950, page 883.

**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.]

IN WITNESS WHEREOF, the Grantors have caused this  
instrument to be duly executed on the day and year first  
above written.

Paula A. Margo  
Witness

as to both

Witness

Carolyn Corder  
Carolyn Corder, Co-executor  
of the Estate of Vera M. Shouse

Leo M. Stepanian  
Leo M. Stepanian, Co-executor  
of the Estate of Vera M. Shouse

[Red Coal Sticker]

<sup>-9</sup>  
BK2730 PG0085

COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF Allegheny ) ss:

On this 10<sup>th</sup> day of April, 1997, before me, a notary public, the undersigned officer, personally appeared Carolyn Corder, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

  
Notary Public

My commission expires:

Notarial Seal  
Paula A. Mazza, Notary Public  
Pittsburgh, Allegheny County  
My Commission Expires June 19, 1999  
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF Allegheny ) ss:

On this 10<sup>th</sup> day of April, 1997, before me, a notary public, the undersigned officer, personally appeared Leo M. Stepanian, 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.

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

  
Notary Public

My commission expires:

Notarial Seal  
Paula A. Mazza, Notary Public  
Pittsburgh, Allegheny County  
My Commission Expires June 19, 1999  
Member, Pennsylvania Association of Notaries

10  
BK2730 PGU086

**CERTIFICATE OF RESIDENCE**

The undersigned hereby certifies that the precise residence of the Grantee is 10475 Perry Highway, Wexford, Pennsylvania 15090.

WITNESS my hand this 10<sup>th</sup> day of April, 1997.

Paula M. Mays  
for Grantee

04-22-97 10:51LKIRK 01 10618  
PA TRF TAX \$12500.00  
CRANBERRY TP \$6250.00  
SENCA VAL SB \$6250.00  
INSTRUMENT 8 8803  
JN  
CHECK RE \$25000.00

WL\Stepanian-Corder Deed

11  
BK2730 PG0087

008803

*Michelle Mustello*  
RECORDER OF DEEDS

97 APR 22 AM 10:59

GUILFORD COUNTY, PA.

FEE \$ 40.50

DEED

Between

Leo Stepanian and Carolyn Corder,  
Executors of the Estate of Vera M. Shouse  
and

Coolidge Development Partners,  
a Pennsylvania general partnership

Return to:

CHICAGO TITLE INS. CO.  
1220 GRANT BUILDING  
PGH, PA 15219  
ATTN: PAULA MAZZA  
CTIC #96-731



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

*Michelle M. Mustello*  
Michelle M. Mustello - Recorder of Deeds

BK2730 PG0088