

RESOLUTION NO. 2023-002

RESOLUTION of the Township of Patterson, Beaver County, Pennsylvania.

WHEREAS Albert W. Lowman, III and Joell Norcia own a certain parcel of land identified as Tax ID Parcel Number 72-004-0807.000 (hereafter "Lowman/Norcia Parcel") that abuts the Township Park identified as tax parcel 72-133.0104.00; and

WHEREAS part of the Township Park walking path encroaches upon the Lowman/Norcia Parcel; and


WHEREAS Albert W. Lowman, III and Joell Norcia desire to gift an area of 1413 square feet to the Township that consists of the area upon which the walking path encroaches onto the Lowman/Norcia Parcel; and

WHEREAS the Township desires to accept said property from Albert W. Lowman, III and Joell Norcia.

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Township of Patterson, the purchase/gift of the land identified in the attached Deed is approved in the amount of \$1.00.

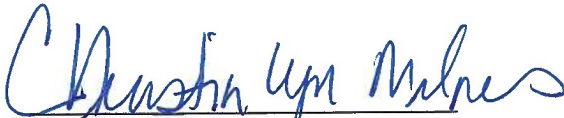
NOW THEREFORE, BE IT FURTHER RESOLVED, by the Board of Commissioners of the Township of Patterson, that the President of the Board is authorized to execute the attached Deed on behalf of the Township of Patterson.

RESOLVED AND ENACTED THIS 12TH DAY OF JANUARY 2023 BY THE COMMISSIONERS OF PATTERSON TOWNSHIP



Paula Wagoner, President

Attest:



Christin Milnes, Township Secretary

THIS DEED

MADE the _____ day of _____, 2023

BETWEEN Albert W. Lowman III and Joell Norcia of Patterson Township, County of Beaver, State of Pennsylvania, and

["Grantors"]

And Patterson Township, a municipal corporation, County of Beaver, Pennsylvania,

["Grantee"]

WITNESSETH, that in consideration of payment by the Grantee(s) to the Grantor(s) the sum of

ONE (\$1.00) AND 00/100 DOLLARS

The Grantor does hereby grant, sell and convey to the Grantee

All that certain parcel of land situate in the Township of Patterson, County of Beaver and Commonwealth of Pennsylvania formerly part of Lot 26 in the Struby Plan No. 2 recorded in Plan Book Volume 8 Page 150 and formerly part of Tax Parcel No. 72-004-0807.000, described as follows:

Starting, for reference, at an existing capped pin on the southerly right-of-way line of Jennie Street common to the dividing line between Lot 25 in said Struby Plan No. 2 being Tax Parcel No. 72-001-0401.001 and the former Lot 26 being Tax Parcel No. 72-004-0807-000, now Lot 1 in the Lowman Subdivision Plan No. 1 recorded in Plan Book Volume 40 Page 77; thence leaving the southerly right-of-way line of Jennie Street along the dividing between Lot 1 in said Lowman Subdivision and Lot 25 in said Struby Plan No. 2 South 48°22'28" West, 217.22 feet to the TRUE POINT OF BEGINNING of the parcel hereinafter described: thence along the southerly line of said Lot 1 South 67°17'21" East, 81.25 feet to the northerly line of lands of Township of Patterson being Tax Parcel No. 72-133-0104.000, now Lot 2 in said Lowman Subdivision Plan No. 1; thence along the former southerly line of said Lot 26 North 87°24'00" West, 94.86 feet to an existing capped pin on the former southwest corner of said Lot 26; thence along the former westerly line of said Lot 26, now the westerly line of Lot 2 in said Lowman Subdivision Plan No. 1, the following two courses: North 04°09'00" East, 9.99 feet; and North 48°22'28" East, 25.72 feet to the true point of beginning.

Having an area of 1413 square feet or 0.0324 acre.

The bearings in the above description are based on the Struby Plan No. 2 recorded in Plan Book Volume 8 Page 150.

This being a transfer to a political subdivision of the Commonwealth of Pennsylvania by Gift, no Pennsylvania State or Local Real Estate Transfer taxes are required.

With the appurtenances:

TO HAVE AND TO HOLD the same unto and for the use of the said Grantee, his heirs and assigns forever,

And the Grantors, their heirs and assigns hereby covenant and agree that they will *WARRANT* Generally 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.)

IN WITNESS WHEREOF, the Grantors have set their hand and seal, the day and year first above written.

WITNESS:

<u>Christa Lynn Melrus</u>	<u>Albert W. Lowman III</u> (SEAL)
	Albert W. Lowman III
<u>Christa Lynn Melrus</u>	<u>Joell Norcia</u> (SEAL)
	Joell Norcia

NOTICE

THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURES TO THE NOTICE AND THE ACCEPTANCE AND RECORDING THIS NOTICE, (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 MIN 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, AS AMENDED 1080, Oct. 10, P.L. 874, No. 156§1.

WITNESS:

<u>Christa Lynn Melrus</u>	<u>Paula Wagoner</u> (SEAL)
	Paula Wagoner (President)

STATE OF PENNSYLVANIA :
: ss
COUNTY OF BEAVER :

On this the 18 day of January, A.D. 2023, before me a Notary Public, the undersigned officer, personally appeared Albert W. Lowman III, known to me (or satisfactorily proven) to be the person whose name is 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.

My commission expires:

Leah M. Nyoh

Commonwealth of Pennsylvania - Notary Seal
Leah M. Nyoh, Notary Public
Beaver County
My commission expires September 9, 2023
Commission number 1355265
Member, Pennsylvania Association of Notaries

Notary Public

STATE OF PENNSYLVANIA :
: ss
COUNTY OF BEAVER :

On this the 18 day of January, A.D. 2023, before me a Notary Public, the undersigned officer, personally appeared Joell Norcia, known to me (or satisfactorily proven) to be the person whose name is 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.

My commission expires:

Leah M. Nyoh

Commonwealth of Pennsylvania - Notary Seal
Leah M. Nyoh, Notary Public
Beaver County
My commission expires September 9, 2023
Commission number 1355265
Member, Pennsylvania Association of Notaries

Notary Public

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF BEAVER :

On this the 18 day of January, A.D. 2023, before me a Notary Public, the undersigned officer, personally appeared Paula Wagoner 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.

My commission expires:

Commonwealth of Pennsylvania - Notary Seal
Leah M. Nyoh, Notary Public
Beaver County
My commission expires September 9, 2023
Commission number 1355265
Member, Pennsylvania Association of Notaries

Leah M. Nyoh
Notary Public

I, do hereby certify that the grantee's precise address is

1600 19th Ave, Beaver Falls, PA 15010

Witness my hand this _____ day of _____, 2023

Sherri R. Hurst, Esq.