



### Standard Right-to-Know Law Request Form

Please read carefully. Complete this form and retain a copy of **both** pages; this copy may be required if an appeal is filed. You have 15 business days to appeal after a request is denied or deemed denied. More information about the RTKL is available at <https://www.openrecords.pa.gov>. In most cases, a completed RTKL request form is a public record.

SUBMITTED TO AGENCY NAME: Fayette County Recorder of Deeds (Attn: AORO)

Date Request Submitted: 1/3/26 Submitted via:  Email  U.S. Mail  Fax  In Person

**PERSON MAKING REQUEST:**

Full Name: Mark Lazaran Jr.

Company (if applicable): \_\_\_\_\_

Please send response via:  Email  U.S. Mail

*If you wish to obtain records that only exist in hard copy, or must be provided on an electronic storage device, you may be required to provide a mailing address to the agency. See Section 703.*

Email: [REDACTED]

Mailing Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED] Telephone: [REDACTED]

How do you prefer to be contacted if the agency has questions?  Telephone  Email  U.S. Mail

**By checking this box, I affirm that my full name and contact information is true and correct, and that I am a legal resident of the United States. *Understand that failure to check this box may result in the denial of my request and the dismissal of any appeal filed with the Office of Open Records.***

**RECORDS REQUESTED:** *Provide as much detail as possible, including subject matter, time frame, and type of record sought. RTKL requests must seek records, not ask questions. Use additional pages if necessary.*

I hereby request the following records in the possession of the Fayette County Recorder of Deeds, limited to the portions of Ruskin Street adjacent to parcels 25-39-0200, 25-39-0201, 25-39-0222, 25-39-0223, 25-39-0215, 25-39-0216, 25-39-0217, and 25-39-0218, Uniontown, PA:

1. Any recorded plats, plans, or subdivision maps showing the layout or right-of-way boundaries of Ruskin Street adjacent to the parcels listed above.

*Form continues on page 2. Retain a copy of **both** pages.*

**RECORDS REQUESTED (continued):**

**DO YOU WANT COPIES?**    Yes, printed    Yes, electronic    No, in-person inspection

*Records shall be provided in the medium requested if they exist in that medium; otherwise, they shall be provided in the medium in which they exist. See Section 701. Your request may require payment or prepayment of fees. View the [Official RTKL Fee Schedule](#) for more details.*

**I understand that my request may incur fees. Notify me before further processing if fees will be more than  \$100 (or)  \$20\_\_\_\_\_.**

Do you want [certified copies](#)?    Yes (may be subject to additional costs)    No

---

**ITEMS BELOW THIS LINE FOR AGENCY USE ONLY**

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Tracking: \_\_\_\_\_ Date Received: \_\_\_\_\_ Response Due (5 bus. days): \_\_\_\_\_

30-Day Ext.?    Yes    No (If Yes, Final Due Date: \_\_\_\_\_) Actual Response Date: \_\_\_\_\_

Request was:    Granted    Partially Granted & Denied    Denied   Cost to Requester:  
\$ \_\_\_\_\_

Appropriate third parties notified and given an opportunity to object to the release of requested records.

***Retain a copy of both pages of this Form.***

# FAYETTE COUNTY

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Print

Printed 1/29/2026 9:36:33 AM

1 of 1 Using Data As Of 11/13/2025

### PROPERTY INFORMATION

**Parcel Id:** 25390200 25-39-0200  
**Location:** 5 ATLANTIC AVE  
**Municipality:** NORTH UNION TWP  
**School District:** LAUREL HIGHLANDS AREA SCHOOL DIST  
**Classification:** RESIDENTIAL  
**Land Use Code:** MOBILE HOME WITH LAND  
**Valuation Neighborhood:** 25R01000  
**Land Area (acres):** 0.8600  
**Topography:** BELOW STREET  
**Street/Road:** PAVED  
**Utilities:** ALL PUBLIC  
**Dwelling Units:** 1  
**Zoning\*:** MEDIUM DENSITY RESIDENTIAL  
 \* For verification of the zoning, contact either the municipal or county Zoning Office

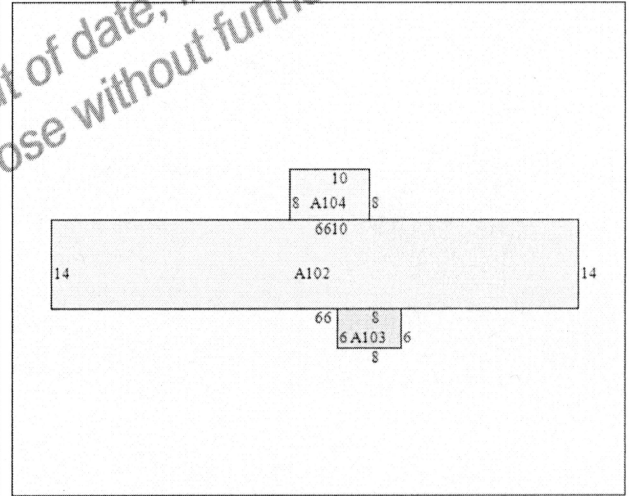
### RESIDENTIAL INFORMATION

No Information on File

### COMMERCIAL INFORMATION

No Information on File

### SKETCHES



Type	Line #	Item	Area
OBY	1	SINGLE WID - RM1-SINGLE WIDE MOBILE HOME	924
OBY	2	OPF (DWELL - SM7:OPF (DWELLING TYPE)	80
OBY	3	OPF (DWELL - SM7:OPF (DWELLING TYPE)	48

### OWNER INFORMATION

**Name(s):** LAZARAN MARK A  
**c/o Mailing Address:** 140 BALSINGER RD  
**City,State,Zip Code:** UNIONTOWN PA 15401

### VALUE INFORMATION

**Base Year of Valuation:** 01/01/2003  
**Current Land:** 11160  
**Current Building:** 7500  
**Current Total:** 18660  
**Exemption Type:**

### Deed Information

**Deed Book and Page:** RB3611-2025

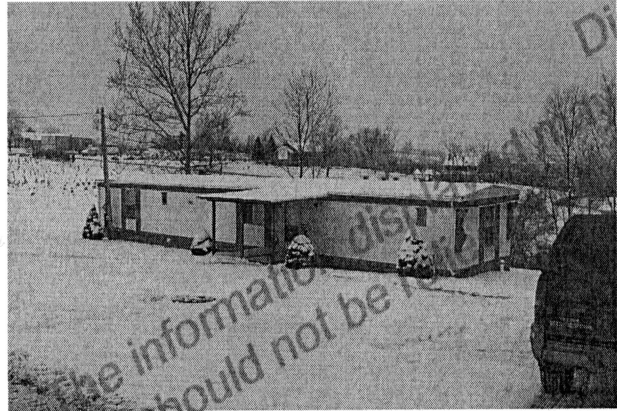
### SALES History

Date	Type	Sale Price	Deed Book and Page
13-JAN-1999	LAND & BUILDING	\$10,000	RB2247 - 302

### OTHER BUILDINGS AND YARD IMPROVEMENTS

Improvement	Qty	Size	Year Built	Grade	Condition	Price
SINGLE WIDE MOBILE HOME	1	924	1983	C	AVERAGE	\$6,500
OPF (DWELLING TYPE)	1	80	1983	C	AVERAGE	\$400
OPF (DWELLING TYPE)	1	48	1983	C	AVERAGE	\$300
FRAME UTILITY SHED	1	80	1983	C	AVERAGE	\$200
SKIRTING	1	160	1983	C	AVERAGE	\$300

### PHOTOS



# QUIT CLAIM DEED

MADE THE 13<sup>th</sup> day of June, 2025, by and between:

MARK A. LAZARN a/k/a MARK LAZARAN, unmarried, and JOYCE A. LAZARAN a/k/a JOYCE LAZARAN, unmarried, both of North Union Township, Fayette County, Pennsylvania, hereinafter referred to as "GRANTORS";

- AND -

MARK A. LAZARN, unmarried, of North Union Township, Fayette County, Pennsylvania, hereinafter referred to as "GRANTEE".

WITNESSETH, that in consideration of the sum of ONE 00/100 DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby release and quit claim unto the Grantee, his heirs, successors and assigns the parcels of land more particularly bounded and described as follows:

PARCEL FIRST:

ALL three (3) lots of land situate in North Union Township, Fayette County, Pennsylvania and known as Lots 77, 78 and 79 in the Evan Manor City Addition Plan, a plot of which is recorded in the Office of the Recorder of Deeds of Fayette County, Pennsylvania in Plan Book 4, Page 226, said lots being bounded as follows:

Lot No. 77: Fronting 50 feet on Ruskin Street and extending back of equal width 250 feet, bounded on one side by a 15 foot alley and on the other side by Lot No. 78.

Lot No. 78: Fronting 50 feet on Ruskin Street and extending back of equal width 250 feet, with Lot No. 77 adjoining on one side and Lot No. 79 adjoining on the other side.

Lot No. 79: Fronting 50 feet on Ruskin Street and extending back of equal width 250 feet, with Lot No. 78 and Atlantic Avenue adjoining on the other side.

IDENTIFIED as Tax Parcel No. 25-39-0200.



UPI Certification Date 6/30/2025

25-39-0200 (initials)  
25-12-0084

BEING the same premises conveyed to Mark Lazaran and Joyce Lazaran, his wife, by deed of Lori Jenkins, dated September 1, 2022.

PARCEL SECOND:

ALL that certain piece of land situate in North Union Township, Fayette County, Pennsylvania, and designated as Lot Number 1 on the Lazaran Plan, recorded February 2, 2003 and recorded in Plan Book Volume 68, Page 76, and described as follows:

BEGINNING at a point on the easterly side of Township Road 682, thence along Lot Number 2 North 69 degrees 17 minutes 00 seconds East 225.25 feet to a point; thence along Lot Number 2 South 20 degrees 43 minutes 00 seconds East 69.52 feet to a point; thence along Lot Number 3 South 20 degrees 43 minutes 00 seconds East 61.09 feet to a point; thence along land n/f J. Lazaran South 82 degrees 53 minutes 01 second West 70.70 feet to a point; thence along same South 75 degrees 50 minutes 19 seconds West 123.66 feet to a point; thence along same South 72 degrees 27 minutes 27 seconds West 46.92 feet to a point along the eastern side of said road; thence along Township Road 682 with a curve to the left having a radius of 239.20 feet, an arc length of 70.19 feet, a chord direction of North 10 degrees 35 minutes 01 second West and a chord distance of 69.94 feet to a point; thence along said road North 18 degrees 59 minutes 22 seconds West 28.44 feet to the place of beginning.

CONTAINING 0.58 acre.

IDENTIFIED as Tax Parcel No. 25-12-0084.

BEING the same premise conveyed to Mark A. Lazaran and Joyce A. Lazaran, his wife, by deed of Dorothy Lazaran, an unmarried widow, dated October 13, 2015 and recorded in Record Book 3290, Page 1238.

AS TO BOTH PARCELS:

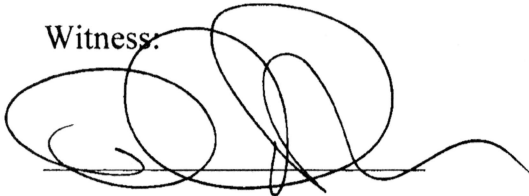
UNDER AND SUBJECT to any building lines, rights of way, zoning regulations, building restrictions, reservations, restrictive covenants, easements, rights and obligations, encroachments, as the same may be contained in prior instruments of record, set forth in the recorded plan and/or as shown on a survey of the property.

THIS TRANSACTION IS EXEMPT FROM PENNSYLVANIA REALTY TRANSFER TAXES AS THE GRANTOR, JOYCE A. LAZARAN a/k/a JOYCE LAZARAN, IS THE FORMER SPOUSE OF GRANTOR/GRANTEE, MARK A. LAZARAN.

# NOTICE

In accordance with the provisions of "The Bituminous Mine Subsidence and Land conservation Act of 1966", I/we, the undersigned grantee/grantees, hereby certify that I/we know and understand that I/we may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the purchased property may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. I/we further certify that this certification is in a color contrasting with that in the deed proper and is printed in twelve-point type preceded by the word "notice" printed in twenty-four point type.

Witness:



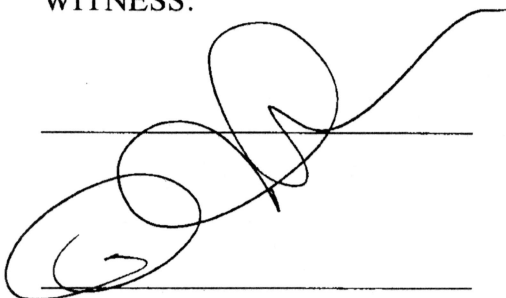
  
MARK A. LAZARAN

This 13<sup>th</sup> day of June 2025.

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 pursuant to Act No. 255, approved September 10, 1965).

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

WITNESS:

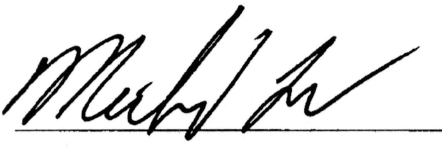


Mark A. Lazaran (SEAL)  
MARK A. LAZARAN

Mark Lazaran (SEAL)  
a/k/a MARK LAZARAN



Joyce A. Lazaran (SEAL)  
JOYCE A. LAZARAN



Joyce Lazaran (SEAL)  
a/k/a JOYCE LAZARAN

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF FAYETTE :

AND NOW this 13<sup>th</sup> day of June, 2025, before me, the undersigned authority, personally appeared Mark A. Lazaran a/k/a Mark Lazaran and Joyce A. Lazaran a/k/a Joyce Lazaran 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.

Stephanie L. Sproul (SEAL)  
Notary Public  
My Commission Expires: 11/13/2028

Commonwealth of Pennsylvania - Notary Seal  
Stephanie L. Sproul, Notary Public  
Fayette County  
My commission expires November 13, 2028  
Commission number 1379791  
Member, Pennsylvania Association of Notaries


202500005758  
Filed for Record in  
FAYETTE COUNTY, PA  
JON R. MARIETTA, JR., RECORDER  
07-03-2025 At 11:15 am.  
DEED 124.25  
OR Book 3611 Page 2025 - 2029

**CERTIFICATE OF RESIDENCE**

I do hereby certify that the precise residence of the within named Grantee is:

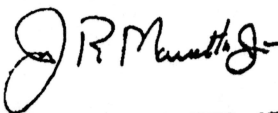
140 Balsinger Rd., Uniontown, PA 15401

June 13, 2025

By:   
for the Grantee  
NTS

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



  
JON R. MARIETTA JR.  
RECORDER OF DEEDS

202500005758  
ATTORNEY DOUG SEPIC  
HOLD

1/29/26, 9:43 AM

# FAYETTE COUNTY

Fayette Property

Department of Assessment

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Print

Property Searches

Introduction

Valuation

Calendar

1 of 1

FAQ's

Tax Relief

Appeals

Printed 1/29/2026 9:37:42 AM

**PROPERTY INFORMATION**  
 Parcel Id: 25390201  
 Location: 15 ATLANTIC AVE  
 Municipality: NORTH UNION TWP  
 School District: LAUREL HIGHLANDS AREA SCHOOL DIST  
 Classification: RESIDENTIAL  
 Land Use Code: SINGLE FAMILY  
 Valuation Neighborhood: 25R01000  
 Land Area (acres): 0.1700  
 Topography: LEVEL  
 Street/Road: ALL PUBLIC  
 Utilities: MEDIUM DENSITY RESIDENTIAL  
 Dwelling Units: 1  
 Zoning\*: Zoning Office  
 \* For verification of the zoning, contact either the municipal or county

**OWNER INFORMATION**  
 Name(s): SOKOL SAMANTHA L  
 Mailing Address: 15 ATLANTIC AVE  
 City, State, Zip Code: UNIONTOWN PA 15401

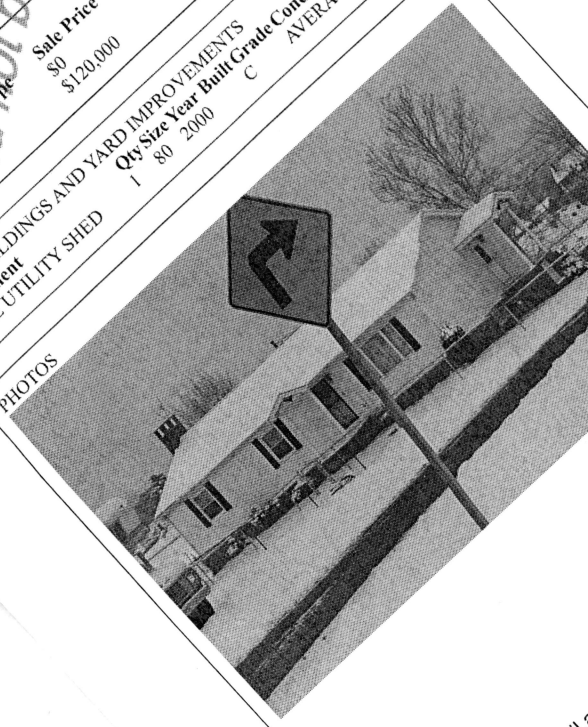
**VALUE INFORMATION**  
 Base Year of Valuation: 01/01/2003  
 Current Land: 7020  
 Current Building: 57140  
 Exemption Type: 64160

**Deed Information**  
 Deed Book and Page: RB3540-2164

**SALES History**  
 Date: 01 JAN-2068  
 Price: 11 FEB-2023

**OTHER BUILDINGS AND YARD IMPROVEMENTS**  
 Improvement: FRAME UTILITY SHED  
 Qty: 80  
 Size Year Built: 2000  
 Grade Condition: C  
 Price AVERAGE: \$600

PHOTOS



Using Data As Of 11/13/2025

**RESIDENTIAL INFORMATION**  
 Number of Stories: 1.0  
 Building Style: SINGLEWIDE  
 Exterior Wall Material: ALUM/VINYL  
 Year Built: 1977  
 Total Rms/Bedrms/Baths/Half Baths: 53/11/5.6  
 Square Feet of Living Area: FULLY CENTRAL  
 Attached Garage: GAS  
 Basement: 0  
 Heating Distribution: 0  
 Heating System Type: 0  
 Heating Fuel Type: 0  
 Condo/Townhouse Type: 0  
 Number of Fireplaces (Masonry): 0  
 Number of Fireplaces (Prefab): 0

**COMMERCIAL INFORMATION**  
 No Information on File

SKETCHES



Disclaimer!

*This information displayed may be either out of date, inaccurate or both, and should not be relied upon for any purpose without further verification.*

Data Copyright Fayette County Department

property.co.fayette.pa.us/detail

202300001619  
Exempt Status - N  
STATE \$ 1200.00  
LOCAL \$ 1200.00  
\$ 600.00 NORTH UNION TOWNSHIP  
\$ 600.00 LAUREL HIGHLANDS SCHOOL DST

**THIS DEED**

UPI No: 25-39-0201

Made this 21 day of February, 2023

BETWEEN

**Rhonda A. Phillips, Executrix for the ESTATE OF RONALD A. WALKER**, deceased, late of the North Union Township, Fayette County, Pennsylvania,

GRANTOR,

AND

**SAMANTHA L. SOKOL**, of Uniontown, Fayette County, Pennsylvania,

GRANTEE.

**WITNESSETH**, that in consideration of the sum of ONE HUNDRED TWNETY THOUSAND AND NO/100 (\$120,000.00) DOLLARS, in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant and convey to the grantee herein all of grantors' right, title and interest in and to the following:

**TRACT ONE:**

**ALL** that certain strip of land situate in North Union Township, Fayette County, Pennsylvania, being the norther ten feet of Lot No. 162 in the "Evans Manor City Addition" a plot whereof is of record in the Recorder's Office of Fayette County in Plan Book Volume 4, at page 226; said strip being more particularly described as follows:

**FRONTING** ten feet on the west side of Atlantic Avenue and extending back of equal width therefrom westerly along line of Lot No. 161 on the north and along line of the residue of Lot No. 162 on the south, a distance of 150 feet to a 20 foot alley.

**EXCEPTING AND RESERVING** thereout and therefrom and not hereby conveying all and every part of the coal, oil, and gas in and underlying the said

UPI Certification Date 2/27/2023  
25-39-0201 *[Signature]*



described property, together with mining rights which were more fully set forth and described in prior deeds.

**UNDER AND SUBJECT** to all exceptions, reservations, easements, covenants, restrictions, conditions, rights-of-way, etc. contained in prior instruments of record and affecting the chain of title thereto.

**BEING** the same premises conveyed to Ronald A. Walker and Arlene R. Walker, his wife, by deed from Elizabeth Show, dated July 30, 1977 and recorded in the aforesaid Recorder's Office in Deed Book 1221, page 124. The said Arlene R. Walker having died April 5, 2020 leaving her husband, Ronald A. Walker to survive her as the surviving tenant by the entireties, The said Ronald A. Walker died a widower and testate. The said Rhonda A. Phillips was appointed Executrix of the Estate of Ronald A. Walker by the Fayette County Register of Wills at No. 2622-0928. She executes this deed in her capacity as Executrix.

**TRACT TWO:**

**ALL** that certain lot of land situate in North Union Township, Fayette County, Pennsylvania, being Lot No. 161 of a plan of lots called "Evans Manor" according to a plot thereof recorded October 7, 1924, in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, in Plan Book Vol. 4, at page 226, said lot fronting on the Westerly side of Atlantic Avenue, being fifty (50) feet in width thereon and preserving the same width, running back between parallel straight lines, for the distance of one hundred fifty (150) feet to an unnamed alley 20 feet wide.

**UNDER AND SUBJECT** to all exceptions, reservations, easements, covenants, restrictions, conditions, rights-of-way, etc. contained in prior instruments of record and affecting the chain of title thereto.

**BEING** the same premises conveyed to Ronald A. Walker and Arlene R. Walker, his wife, by deed from Elizabeth Show, a widow, November 20, 1968 and recorded in the aforesaid Recorder's Office in Deed Book 1069, page 521. The said Arlene R. Walker having died April 5, 2020 leaving her husband, Ronald A. Walker to survive her as the surviving tenant by the entireties, The said Ronald A. Walker died a widower and testate. The said Rhonda A. Phillips was appointed Executrix of the Estate of Ronald A. Walker by the Fayette County Register of Wills at No. 2622-0928. She executes this deed in her capacity as Executrix.

UPI NO. for both above tracts combined: 25-39-0201.

AND the said grantors do hereby covenant that he will warrant SPECIALLY the property herein 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 pursuant to Act No. 255, approved September 10, 1965.)

NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND 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, AS AMENDED 1980, OCT. 10, P.L. 874, NO.156 §1.

WITNESS:

*Jamarr D. Sokel*

.....

.....

WITNESS WHEREOF, said grantor have hereunto set their hand and seal the day and year first above written.

Witness:

*Rhonda A. Phillips* Executrix  
Rhonda A. Phillips, Executrix for the  
Ronald A. Walker Estate

202300001619  
Filed for Record in  
FAYETTE COUNTY, PA  
JON R. MARIETTA, JR., RECORDER  
02-28-2023 At 08:44 am.  
DEED 2502.25  
OR Book 3540 Page 2164 - 2167

COMMONWEALTH OF PENNSYLVANIA :

SS.

COUNTY OF FAYETTE :

On this, the 21<sup>st</sup> day of February, 2023 before me, the undersigned officer, personally appeared **RHONDA A. PHILLIPS**, Executrix for the Estate of Ronald A. Walker, known to me (or satisfactory proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

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

Commonwealth of Pennsylvania - Notary Seal  
Patricia J. Larson, Notary Public  
Fayette County  
My commission expires October 2, 2023  
Commission number 1202039  
Member, Pennsylvania Association of Notaries

*Patricia J. Larson* (SEAL)  
Notary Public Patricia J. Larson  
My commission expires: 10/02/2023

**CERTIFICATE OF RESIDENCE**

*And tax Mailing Address*

I do hereby certify that the precise address of the within named grantees is:

15 Atlantic Ave, Uniontown, PA 15401

*[Signature]*

For the Grantee I hereby CERTIFY that this document is recorded in the Recorder's Office of Fayette County, Pennsylvania.

Date: 2/22/23



*JRM*  
JON R. MARIETTA JR.  
RECORDER OF DEEDS

202300001619  
NATIONAL LINK LP  
PITTSBURGH PA ENV

# FAYETTE COUNTY

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Print

Printed 1/29/2026 9:39:56 AM

1 of 1 Using Data As Of 11/13/2025

### PROPERTY INFORMATION

**Parcel Id:** 25390222 25-39-0222  
**Location:** 16 RUSKIN ST  
**Municipality:** NORTH UNION TWP  
**School District:** LAUREL HIGHLANDS AREA SCHOOL DIST  
**Classification:** RESIDENTIAL  
**Land Use Code:** RES VACANT  
**Valuation Neighborhood:** 25R01000  
**Land Area (acres):** 0.8600  
**Topography:** BELOW STREET  
**Street/Road:** PAVED  
**Utilities:** ALL PUBLIC  
**Dwelling Units:** 0  
**Zoning\*:** MEDIUM DENSITY RESIDENTIAL  
 \* For verification of the zoning, contact either the municipal or county Zoning Office

### RESIDENTIAL INFORMATION

No Information on File

### COMMERCIAL INFORMATION

No Information on File

### SKETCHES

No Sketches on File

### OWNER INFORMATION

**Name(s):** ATKINSON JAMES R & BETTY S  
 C/O GEORGE KENES  
**c/o Mailing Address:** 104 MALENOCK LN  
**City,State,Zip Code:** UNIONTOWN PA 15401

### VALUE INFORMATION

**Base Year of Valuation:** 01/01/2003  
**Current Land:** 11160  
**Current Building:** 0  
**Current Total:** 11160  
**Exemption Type:**

### Deed Information

**Deed Book and Page**  
DB1109-223 1222-65

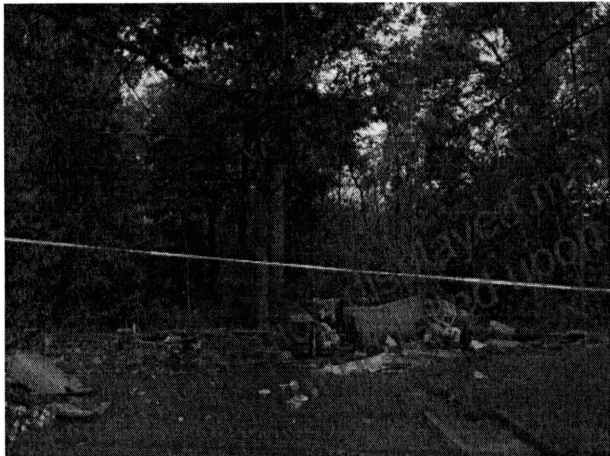
### SALES History

Date	Type	Sale Price	Deed Book and Page
01-JAN-2068		\$0	RB1222 - 65
01-JAN-2068		\$0	RB1222 - 65

### OTHER BUILDINGS AND YARD IMPROVEMENTS

No Information on File

### PHOTOS



*Disclaimer! This information displayed may be either out of date, inaccurate or both, and should not be relied upon for any purpose without further verification.*

THIS DEED,

MADE this 10<sup>d</sup> day of May, 1971,

BETWEEN JAMES ANTHONY ROSS, also known as JAMES A.

ROSS and MARY ROSS, his wife, of North Union Township, Fayette County, Pennsylvania, and JAMES A. ROSS, Executor of the Last Will and Testament of Elmer A. Ross, also known as E. A. Ross and Elmer Albert Ross, late of North Union Township, Fayette County, Pennsylvania, Grantors,

A  
N  
D

JAMES R. ATKINSON and BETTY S. ATKINSON, his wife, of North Union Township, Fayette County, Pennsylvania, Grantees,

WITNESSETH, that in consideration of ONE THOUSAND FIVE HUNDRED and no/100 (\$1,500.00) DOLLARS, in hand paid the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantees,

ALL those certain lots of land situate in North Union Township, Fayette County, Pennsylvania, being Lots 81 and 82 in a section of a plan of lots called "Evans Manor", City Addition, according to a plot thereof recorded October 7, 1924, in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, in Plan Book Volume 4, page 226, and more particularly bounded and described as follows:

BEGINNING at an iron pin at the intersection of Atlantic Avenue and Ruskin Street, said pin being the Southwest corner of Lot No. 81; thence North 11° 38' West 250 feet along Atlantic Avenue to an iron pin at corner of Lots 81 and 73; thence North 78° 22' East along the dividing line between Lots 81 and 82 and Lot 73 and part of 72, 100 feet to an iron pin at corner



6/12/71  
JMR

common to lots 82 and 83; thence South 11° 38' East 250 feet along the dividing line between Lots 82 and 83 to Ruskin Street; thence South 78° 22' West 100 feet along Ruskin Street to the place of beginning, comprising the aforesaid Lots Nos. 81 and 82.

SUBJECT to the exceptions and reservations as set forth in the hereinafter recited deed of record in the Recorder's Office of Fayette County, Pennsylvania, in Deed Book Volume 606, page 258, as well as all exceptions, reservations, easements and rights of way contained in prior instruments of record.

BEING a part of the same lots conveyed to Elmer Albert Ross, who is also known as Elmer A. Ross and E. A. Ross, Julia Laverne Ross, now Julia Laverne Hill, James Anthony Ross, also known as James A. Ross and Emma Kate Ross, also known as Emma K. Ross, by deed of W. Bruce McKibbin and Margaret K. McKibbin, his wife, dated September 17, 1945, and recorded in the Recorder's Office of Fayette County, Pennsylvania, in Deed Book Volume 606, page 258.

This said Emma Kate Ross died February 18, 1957, and her interest in said lots was conveyed June 30, 1969, to Elmer A. Ross and James A. Ross, two of the grantees in the aforesaid deed of record in Deed Book Volume 606, page 258, pursuant to an Order of the Orphans' Court of Fayette County, Pennsylvania, entered on June 24, 1969, at No. 77 June Term, 1969, which deed is of record in the aforesaid Recorder's Office in Deed Book Volume 1105, page 843. The said Emma K. Ross reputedly held said undivided one-fourth (1/4) interest in said lots as Trustee.

NOTE: The said Emma K. Ross was the mother of Elmer A. Ross, James A. Ross and Julia Laverne Ross, now Julia Laverne Hill and reputedly held an undivided one-fourth (1/4) interest in same as Trustee for her other daughter, Anne V. Ross. The said Anne V. Ross joined in the deed dated June 30, 1969, for the purpose of conveying whatever interest she may have had in said premises because of said reputed Trusteeship, which deed is of record in the aforesaid Recorder's Office in Deed Book Volume 1105, page 839.

Julia Laverne Ross, now Julia Laverne Hill, along with her husband, joined in as aforesaid by Anne V. Ross, conveyed

her interest in the premises conveyed in the aforesaid deed of record as aforesaid in Deed Book Volume 606, page 258, to Elmer A. Ross and James A. Ross by deed dated June 30, 1969, and of record in the said Recorder's Office in Deed Book Volume 1105, page 839.

By virtue of the deeds herein recited, Elmer A. Ross and James A. Ross became the owners in fee of all the lots described in the aforesaid deed of record in Deed Book Volume 606, page 258, which includes the lots herein conveyed. The said Elmer A. Ross, who is the same person referred to herein as Elmer Albert Ross and E. A. Ross, died October 9, 1969, having first made and published his Last Will and Testament in writing dated August 28, 1969, and recorded in the Office of the Register of Wills in and for Fayette County, in Will Book 64, page 479, wherein he did appoint James A. Ross executor to whom letters testamentary on said estate were duly issued by the Register of Wills Office of Fayette County, Pennsylvania, on November 21, 1969.

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. (Act of July 17, 1957, P.L. 984, as amended).

662 B

### NOTICE

In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966", I/we, the undersigned grantee/grantees, hereby certify that I/we know and understand that I/we may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the purchased property may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. I/we further certify that this certification is in a color contrasting with that in the deed proper and is printed in twelve point type preceded by the word "notice" printed in twenty-four point type.

Witness:

James A. Ross .....  
Betty L. Atherton .....

This ..... day of .....

AND the said grantor, James A. Ross, does in his individual capacity hereby covenant that he will WARRANT GENERALLY the property hereby coveyed and the said James A. Ross, grantor, executor as aforesaid, his heirs, executors and administrators does covenant, promise and agree to and with the said grantees, their heirs and assigns, by these presents, that the grantor has not done, committed any act matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered in title, or otherwise howsoever.

IN WITNESS WHEREOF, the said James Anthony Ross, also known as James A. Ross and Mary Ross, his wife, and James A. Ross, executor of the Estate of Elmer A. Ross, also known as E. A. Ross and Elmer Albert Ross, deceased, grantors herein, have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Mary B. Smith

Mary B. Smith

James Anthony Ross (SEAL)  
James Anthony Ross

James A. Ross (SEAL)  
a/k/a James A. Ross

Mary Ross (SEAL)  
Mary Ross

James A. Ross (SEAL)  
Executor of the Estate of Elmer A. Ross, a/k/a E. A. Ross, and Elmer Albert Ross, Deceased.

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS.  
COUNTY OF FAYETTE )

On this, the 10<sup>th</sup> day of May, 1971, before me, the undersigned authority in and for the County and State aforesaid, personally appeared JAMES ANTHONY ROSS, a/k/a JAMES A. ROSS, and MARY ROSS, 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 purpose therein contained.

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

*Way B. Jantz*  
My Comm expires *Dec 2, 1973*



CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and Post office address of the within grantees is \_\_\_\_\_

*RD #1 58 East St. Mount Airy, Pa.*

*[Signature]*  
Attorney for Grantees

1109-223

RECORDED

MAY 11 1971  
HARRY L. WILLIAMS  
RECORDER  
FAYETTE COUNTY

1971  
STATE OF PENNSYLVANIA } SS  
COUNTY OF FAYETTE  
Recorded on this 11th day of May A. D. 1971  
in the Recorder's Office of said county in Dec  
Book Vol. 1109 Page 223 Given under my hand  
and the seal of said office this day written  
*Larry L. Williams*  
Recorder of Deeds

*[Handwritten initials]*

*[Handwritten initials]*

BOOK 1222 PAGE 65

DEED

MADE THIS 23<sup>rd</sup> day of October, 1974, by and  
between:

ANTHONY GALLIS, Executor of the Estate of James Anthony Ross,  
also known as James A. Ross, Deceased, late of North Union Township,  
Fayette County, Pennsylvania; and GERALD W. GLOVER, Administrator,  
C. T. A. D. B. N., of the Estate of Elmer Albert Ross, also known as Elmer A.  
Ross, and E. A. Ross, Deceased, late of North Union Township, Fayette  
County, Pennsylvania, GRANTORS,

A  
N  
D

JAMES R. ATKINSON and BETTY F. ATKINSON, of North Union  
Township, Fayette County, Pennsylvania, GRANTEES.

WITNESSETH, that for and in consideration of the sum of Seven  
Hundred Fifty and 00/100 Dollars (\$750.00), in hand paid, the receipt of which  
is hereby acknowledged, the said grantors do hereby grant and convey to the  
said grantees:

ALL that certain lot of land situate in North Union Township, Fayette  
County, Pennsylvania, being Lot No. 83 in a section of a plan of lots called  
"Evans Manor", City Addition, according to a plot thereof recorded October  
7, 1924, in the Office of the Recorder of Deeds of Fayette County, Pennsyl-  
vania, in Plan Book Volume 4, Page 226, and more particularly bounded  
and described as follows:

*Laural*  
*Reginas*  
SCH. 1222 PAGE 65  
PAID 8117 10 27 750  
RECEIPT# 11753 H. WILLIAMS

BOOK 1222 PAGE 66

BEGINNING at a point on the North side of Ruskin Street, said point of beginning being the Southwestern corner of Lot 83; thence North 11° 38' West 250 feet along the dividing line between Lots 82 and 83 to a corner of Lots 82 and 83; thence North 78° 22' East along the dividing line between Lots 83 and parts of Lots 72 and 71 to a point at the corner of Lots 83 and 84; thence South 11° 38' East 250 feet along the dividing line between Lots 83 and 84 to Ruskin Street; thence South 78° 22' West 50 feet along Ruskin Street to the place of beginning, comprising the aforesaid Lot 83.

SUBJECT to the exceptions and reservations as set forth in the hereinafter recited deed of record in the Recorder's Office of Fayette County, Pennsylvania, in Deed Book Volume 606, Page 258, as well as all exceptions, reservations, easements and rights of way contained in prior instruments of record.

BEING a part of the same lots conveyed to Elmer Albert Ross, who is also known as Elmer A. Ross and E. A. Ross; Julia Laverne Ross, now Julia Laverne Hill; James Anthony Ross, also known as James A. Ross; and Emma Kate Ross, also known as Emma K. Ross, being by deed of W. Bruce McKibbin and Margaret K. McKibbin, his wife, dated September 17, 1945, and recorded in the Recorder's Office of Fayette County, Pennsylvania, in Deed Book Volume 606, Page 258.

The said Emma Kate Ross, also known as Emma K. Ross, died February 18, 1957, and her interest in said lots was conveyed June 30, 1969 to Elmer A. and James A. Ross, two of the Grantees in the aforesaid deed of record in Deed Book Volume 606, Page 258, pursuant to an Order of the Orphans' Court of Fayette County, Pennsylvania, entered on June 24, 1969, at No. 77 June Term, 1969, which deed is dated June 30, 1969 and is of record in the aforesaid Recorder's Office in Deed Book Volume 1105, Page 843. The said Emma K. Ross also known as Emma Kate Ross, reputedly held said undivided one-fourth (1/4) interest in said lots as Trustee. NOTE: the said Emma K. Ross, also known as Emma Kate Ross, was the mother of Elmer A. Ross, also known as Elmer Albert Ross, and E. A. Ross; James Anthony Ross, also known as James A. Ross; and Julia Laverne Ross, now Julia Laverne Hill, and reputedly held an undivided one-fourth (1/4) interest in same as Trustee for her other daughter, Anne V. Ross, also known as Annie V. Ross. The said Anne V. Ross, also known as Annie V. Ross, joined in the deed dated June 26, 1969, for the purpose of conveying whatever interest she may have had in said premises because of said reputed Trusteeship, which

deed is of record in the aforesaid Recorder's Office in Deed Book Volume 1105, Page 839.

Julia Laverne Hill, formerly Julia Laverne Ross, along with her husband, George H. Hill, joined in the aforesaid manner by Anne V. Ross, also known as Annie V. Ross, and conveyed her interest in the said premises conveyed in the aforesaid deed of record as aforesaid in Deed Book 606, Page 258, to Elmer A. Ross and James A. Ross by deed dated June 30, 1969, of record in the said Recorder's Office in Deed Book Volume 1105, Page 839.

By virtue of the deeds herein recited, Elmer A. Ross and James A. Ross became the owners in fee of all the lots described in the aforesaid deed of record in Deed Book Volume 606, Page 258, which includes the lots herein conveyed. The said Elmer A. Ross, who is the same person referred to herein as Elmer Albert Ross and E. A. Ross, died October 9, 1969, having first made and published his Last Will and Testament in writing dated August 28, 1969, and recorded in the Office of the Register of Wills in and for Fayette County, in Will Book 64, Page 479, wherein he did appoint James A. Ross executor of his estate to whom Letters Testamentary on said estate were duly issued by the Register of Wills Office of Fayette County, on November 21, 1969. The said James A. Ross died on August 6, 1971, and Letters of Administration D. B. N. C. T. A. were granted on the Estate of Elmer Ross to Gerald W. Glover on August 31, 1971. The said James A. Ross, who is the same person referred to herein as James Anthony Ross, died on August 6, 1971, having first made and published his Last Will and Testament, recorded in the Office of the Register of Wills of Fayette County, in Will Book Volume 66, Page 390, wherein he did appoint Anthony Gallis executor of his estate, to whom Letters Testamentary on said estate were duly issued by the Register of Wills of Fayette County, on August 19, 1971.

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. (Act of July 17, 1957, P. L. 984, as amended).

662 B

### NOTICE

In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966", I/we, the undersigned grantee/grantees, hereby certify that I/we know and understand that I/we may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the purchased property may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. I/we further certify that this certification is in a color contrasting with that in the deed proper and is printed in twelve point type preceded by the word "notice" printed in twenty-four point type.

Witness:

*James R. Atherton*.....  
.....

This ..... day of .....

AND the said Grantors, Anthony Gallis, Executor of the Estate of James Anthony Ross, a/k/a James A. Ross; and Gerald W. Glover, Administrator, C. T. A. D. B. N. of the Estate of Elmer Albert Ross, a/k/a Elmer A. Ross, and E. A. Ross, do, in their capacities as Executor and Administrator of the Estates aforesaid, covenant that they will WARRANT GENERALLY the property hereby conveyed, and that they, as such Executor and Administrator as aforesaid, their heirs and assigns, do covenant, promise and agree to and with the said Grantees, their heirs and assigns, by these presents, that the Grantors have not done, committed any act matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered in title, or otherwise howsoever.

IN WITNESS WHEREOF, the said Grantors, Anthony Gallis, Executor of the Estate of James Anthony Ross, a/k/a James A. Ross; and Gerald W. Glover, Administrator, C.T.A.D.B.N. of the Estate of Elmer Albert Ross, a/k/a Elmer A. Ross and E. A. Ross, grantors herein, have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered  
In The Presence Of:

Mary B Faust

Mary B Faust

Anthony Gallis (SEAL)  
Anthony Gallis, Executor of the  
Estate of James Anthony Ross,  
a/k/a James A. Ross, Deceased.

Gerald W. Glover Adm (SEAL)  
Gerald W. Glover, Administrator  
C. T. A. D. B. N. of the Estate of  
Elmer Albert Ross, a/k/a Elmer  
A. Ross, a/k/a E. A. Ross, Deceased.

COMMONWEALTH OF PENNSYLVANIA:

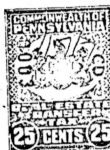
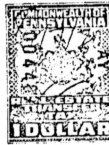
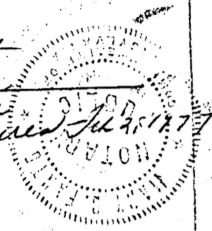
: SS

COUNTY OF FAYETTE

On this, the 23<sup>rd</sup> day of October, 1974, before me, the undersigned authority in and for the said county and state, personally appeared ANTHONY GALLIS, Executor of the Estate of James Anthony Ross, also known as James A. Ross, Deceased; and 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 purpose therein contained.

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

Mary B Faust  
Mary B Faust  
Jury Com exp. 12/2/77



COMMONWEALTH OF PENNSYLVANIA:  
: SS  
COUNTY OF FAYETTE :

On this, the 23<sup>rd</sup> day of October, 1974, before me, the undersigned authority in and for the said county and state, personally appeared GERALD W. GLOVER, Administrator C. T. A. D. B. N. of the Estate of Elmer Albert Ross, a/k/a Elmer A. Ross, a/k/a E. A. Ross, Deceased, 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 purpose therein contained.

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

*Mary B. Tault*  
Notary Public  
414 Calhoun Square  
P.O. Box 1777  
Harrisburg, Pa.  
17107

CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and complete post office address of the within grantees is 14 Pleasant Avenue

Uniontown, Pa

Dated: April 30, 1975

*J. E. Foreman*  
Attorney for Grantees

1222-65

RECORDED

AUG 17 2 29 PM '77

RECORDER  
FAYETTE COUNTY

1200  
25/4

STATE OF PENNSYLVANIA } SS  
COUNTY OF FAYETTE

Recorded on this 17th day of Aug. A. D. 1977  
in the Recorder's Office of said county in Deed  
Book Vol. 1222 Page 65 Given under my hand  
and the seal of said office this day written

*Harry S. Williams* Recorder of Deeds

*Haley Foreman*

# FAYETTE COUNTY

Home | Property Searches | Introduction | Valuation | Calendar | FAQ's | Tax Relief | Appeals | Department of Assessment  
Print

Printed 1/29/2026 9:41:05 AM

1 of 2 Using Data As Of 11/13/2025

**PROPERTY INFORMATION**  
**Parcel Id:** 25390223A0 25-39-0223A0  
**Location:** CONNELLSVILLE ST  
**Municipality:**  
**School District:**  
**Classification:** RESIDENTIAL  
**Land Use Code:** RES VACANT  
**Valuation Neighborhood:** 25R01000  
**Land Area (acres):** 6.0000  
**Topography:** LEVEL  
**Street/Road:** PAVED  
**Utilities:** ALL PUBLIC  
**Dwelling Units:** 0  
**Zoning\*:**  
 \* For verification of the zoning, contact either the municipal or county Zoning Office

**RESIDENTIAL INFORMATION**  
No Information on File

**COMMERCIAL INFORMATION**  
No Information on File

**SKETCHES**  
No Sketches on File

**OWNER INFORMATION**  
**Name(s):** MEARS HEIDI G  
**c/o Mailing Address:** 206 GRANDVIEW DR  
**City,State,Zip Code:** UNIONTOWN PA 15401

**Deed Information**  
**Deed Book and Page**  
RB3478-256

**SALES History**  
No Information on File

**OTHER BUILDINGS AND YARD IMPROVEMENTS**  
No Information on File

**PHOTOS**  
No Pictures on File





Home | Property Searches | Introduction | Valuation | Calendar | FAQ's | Tax Relief | Appeals | Department of Assessment

Print

Printed 1/29/2026 9:41:43 AM

2 of 2 Using Data As Of 11/13/2025

PROPERTY INFORMATION

Parcel Id: 25390223B0 25-39-0223B0
Location: CONNELLSVILLE ST
Municipality:
School District:
Classification: RESIDENTIAL
Land Use Code: RES VACANT
Valuation Neighborhood: 25R01000
Land Area (acres): 7.1900
Topography: LEVEL
Street/Road: PAVED
Utilities: ALL PUBLIC
Dwelling Units: 0
Zoning\*:
\* For verification of the zoning, contact either the municipal or county Zoning Office

RESIDENTIAL INFORMATION
No Information on File

COMMERCIAL INFORMATION
No Information on File

SKETCHES
No Sketches on File

OWNER INFORMATION

Name(s): MEARS HEIDI G
c/o Mailing Address: 206 GRANDVIEW DR
City,State,Zip Code: UNIONTOWN PA 15401

Deed Information
Deed Book and Page
RB3478-256

SALES History
No Information on File

OTHER BUILDINGS AND YARD IMPROVEMENTS
No Information on File

PHOTOS
No Pictures on File



DEED

MADE THIS 23<sup>RD</sup> day of June, 2021,

by and between:

JUDITH LYNNE GALLIS , an unmarried widow, of North Union Township, Fayette County, Pennsylvania, GRANTOR,

AND

HEIDI G. MEARS, daughter of GRANTOR, of North Union Township, Fayette County, Pennsylvania, GRANTEE,

WITNESSETH, that for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR in hand paid, the receipt of which is hereby acknowledged, the said GRANTOR does hereby grant and convey to GRANTEE, her heirs and assigns;

ALL those certain lots of land situate in North Union Township, Fayette County, Pennsylvania, being Lots Nos.62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98 and pp in Section of a plan of lots, called "Evans Manor," City Addition according to a plot thereof recorded in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, in Plan Book Volume 4, page 226.

SUBJECT to the exceptions and reservations as set forth in deed of record in the Recorder's Office of Fayette County, Pennsylvania, in Deed Book Volume 606, Page 258, as well as all exceptions, reservations, easements and rights of way contained in prior instruments of record.

TOGETHER WITH ALL OF THE REAL ESTATE ON THE EASTERLY SIDE OF Connellsville Street as it exists today between Connellsville Street and the 6.1081 acres that is also being conveyed to GRANTEE and lying between Connellsville Street

UPI Certification Date 6/24/2021  
25-39-0223 *[Signature]*



and the road known as Daisy Lane whether described in full or not and being part of UPI Parcel 25-27-0451.

BEING the same premises conveyed to GRANTOR herein by deed from JUDITH LYNNE GALLIS, Executrix of the Estate of Anthony M. Gallis a/k/a Tony Gallis dated February 25, 2021, and recorded in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, in Record Book 3478, Page 251.

IDENTIFIED as Fayette County Tax Parcel No. 25-27-0451.

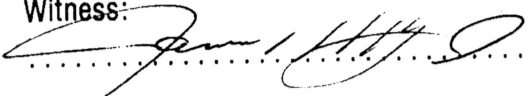
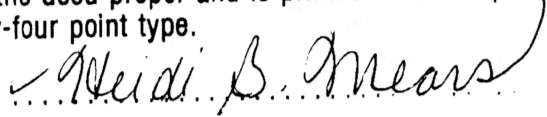
GRANTEE is the daughter of GRANTOR so that this conveyance is exempt from all transfer tax.

662 B

# NOTICE

In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966", I/we, the undersigned grantee/grantees, hereby certify that I/we know and understand that I/we may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the purchased property may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. I/we further certify that this certification is in a color contrasting with that in the deed proper and is printed in twelve point type preceded by the word "notice" printed in twenty-four point type.

Witness:

 .....  
 Heidi B. Mears .....

This 23<sup>rd</sup> day of June, 2021, .....

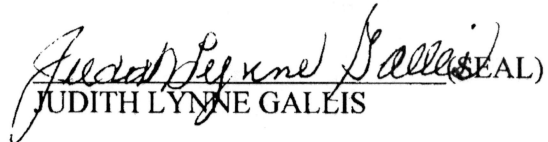
THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE, OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY 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. (ACT OF JULY 17, 1957, P.L. 984, AS AMENDED.)

AND the said GRANTOR does hereby covenant and agree that GRANTOR will  
WARRANT GENERALLY the property herein conveyed.

IN WITNESS WHEREOF, the said GRANTOR does hereunto set her hand and  
seal the day and year first above written.

Signed, Sealed and Delivered  
In the Presence of:

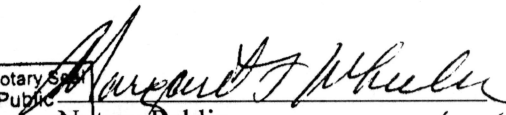


 (SEAL)  
JUDITH LYNNE GALLIS

COMMONWEALTH OF PENNSYLVANIA:  
SS.  
COUNTY OF FAYETTE :

On this, the 23 day of June, 2021,  
before me, the undersigned authority, in and for the said County and State, personally  
appeared JUDITH LYNNE GALLIS, an unmarried widow, 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.

  
Commonwealth of Pennsylvania - Notary Public  
Margaret L. Wheeler, Notary Public  
Fayette County Notary Public  
My commission expires October 20, 2021 My Commission expires: 10/20/2021  
Commission number 1177684  
Member, Pennsylvania Association of Notaries

202100006957  
Filed for Record in  
FAYETTE COUNTY, PA  
TRACIE L. VARGO, RECORDER  
06-25-2021 At 02:27 pm.  
DEED                    102.25  
OR Book    3478 Page 256 - 259

CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and post office address of the within  
GRANTEE is:

25 Ruben Drive, Montow, Pa 15701.

DATE: 6/23/21

[Signature]  
Attorney for Grantee

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



Tracie L. Vargo  
TRACIE L. VARGO  
RECORDER OF DEEDS

202100006957  
ATTORNEY JAMES FITZSIMMONS  
HOLD

# FAYETTE COUNTY

Home | Property Searches | Introduction | Valuation | Calendar | FAQ's | Tax Relief | Appeals | Department of Assessment  
 Print

Printed 1/29/2026 9:44:24 AM

1 of 1 Using Data As Of 11/13/2025

**PROPERTY INFORMATION**

**Parcel Id:** 25390215 25-39-0215  
**Location:** 3 MILTON ST  
**Municipality:** NORTH UNION TWP  
**School District:** LAUREL HIGHLANDS AREA SCHOOL DIST  
**Classification:** RESIDENTIAL  
**Land Use Code:** SINGLE FAMILY  
**Valuation Neighborhood:** 25R01000  
**Land Area (acres):** 0.3700  
**Topography:** LEVEL  
**Street/Road:** PAVED  
**Utilities:** ALL PUBLIC  
**Dwelling Units:** 1  
**Zoning\*:** MEDIUM DENSITY RESIDENTIAL  
 \* For verification of the zoning, contact either the municipal or county Zoning Office

**RESIDENTIAL INFORMATION**

**Number of Stories:** 1.0  
**Building Style:** RAISED RANCH  
**Exterior Wall Material:** BRICK  
**Year Built:** 1935  
**Total Rms/Bedrms/Baths/Half Baths:** 6/3/1/1  
**Square Feet of Living Area:** 1138  
**Attached Garage:**  
**Basement:** FULL  
**Heating Distribution:** CENTRAL A/C  
**Heating System Type:** FORCED AIR  
**Heating Fuel Type:** OIL  
**Condo Level:** 0  
**Condo/Townhouse Type:**  
**Number of Fireplaces (Masonry):** 0  
**Number of Fireplaces (Prefab):** 0

**OWNER INFORMATION**

**Name(s):** ZELE ROBERT & JENNIE TRUST  
**c/o Mailing Address:** 3 MILTON ST  
**City,State,Zip Code:** UNIONTOWN PA 15401

**COMMERCIAL INFORMATION**

No Information on File

**VALUE INFORMATION**

**Base Year of Valuation:** 01/01/2003  
**Current Land:** 13150  
**Current Building:** 45220  
**Current Total:** 58370  
**Exemption Type:**

**Deed Information**

**Deed Book and Page**  
 RB3574-952

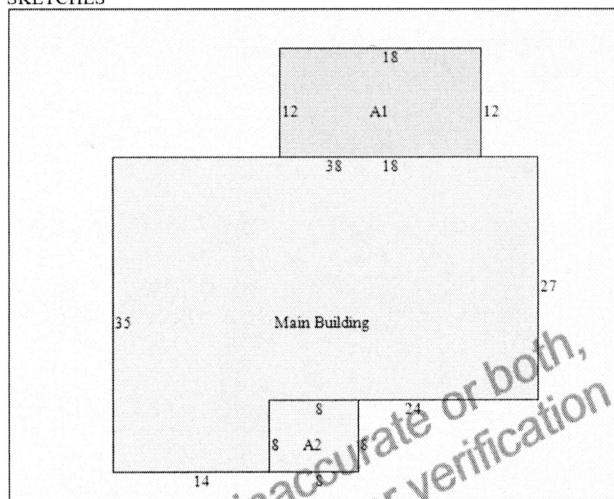
**SALES History**

Date	Type	Sale Price	Deed Book and Page
01-JAN-2068		\$0	DB1043 - 511
19-APR-2024		\$1	3574 - 952

**OTHER BUILDINGS AND YARD IMPROVEMENTS**

Improvement	Qty	Size	Year Built	Grade	Condition	Price
METAL SHED	1	90	1950	C	AVERAGE	\$300

**SKETCHES**



Type	Line #	Item	Area
ADDN	0	Main Building	1,138
ADDN	1	35-MA WDDCK WOOD DECKS	216
ADDN	2	35-MA STOOP/TERR MAS STOOP	64

**PHOTOS**



# This Deed

Made this 19th day of April 2024,

Between Jenny L. Zele, a/k/a Jennie Lee Zele, a widow, of North Union Township, Fayette County, Pennsylvania

Party of the First Part

(hereafter called "Grantor") and

Jenny L. Zele, a trustee of the ROBERT AND JENNY ZELE LIVING TRUST, Dated July 13, 2020, City of Uniontown, Fayette County, Pennsylvania

Party of the Second Part

(hereafter called "Grantee"):

Witnesseth, that the said Grantor in consideration of ----- ONE DOLLAR and 00/100 ----- (\$1.00) ----- DOLLAR, does hereby grant and convey to the said Grantee,

ALL that certain piece, parcel, or tract of land situate in North Union Township, Fayette County, Pennsylvania, being Lots Numbers 159 and 160 in the Evans Manor City Addition Plan of Lots, recorded in Plan Book 4, Page 226, being bounded and described as follows:

Lots No. 159 faces 51 feet on Ruskin Street and extends in a Southern direction, uniformly, a distance of 160 feet to Milton Street, bounded on the East by Lot No. 158 and on the West by Lot No. 160.

Lot No. 160 is bound on the East by Lot No. 159, a distance of 160 feet; on the South by Milton Street, a distance of 51 feet; on the West by Atlantic Avenue, a distance of 140 feet; on the Northwest by Atlantic Avenue and Ruskin Street, a distance of 31.41 feet on curve with a radius of 20 feet; and on the North by Ruskin Street, a distance of 31 feet.

UNDER AND SUBJECT to all exceptions, reservations, easements, rights, limitations and conditions set forth in prior instruments of record in the chain of title.

BEING the same premises conveyed to Robert G. Zele and Jennie L. Zele, his wife, of North Union Township by Eugene Whiteman and Laverne L. Whiteman, his

UPI Certification Date 4/23/2024  
25-39-0215  
FAYETTE COUNTY  
PENNSYLVANIA

wife, by general warranty deed dated, June 2, 1967 and recorded in the office of the Recorder of Deeds of Fayette County, Pennsylvania, in Deed Book Volume 1043, Page 511. The said Robert G. Zele passed away on October 1, 2023, vesting all title and interest in his wife, Jennie Lee Zele, a/k/a Jenny L. Zele.

**BEING** known as Parcel ID No. 25-39-0215

This is a transfer from Grantors to Grantor’s Trust whose beneficiaries are the Grantor’s children and is exempt to realty transfer tax.

*With the appurtenances: To Have and To Hold the same to and for the use of the said Grantee, their heirs, successors and assigns forever. And the Grantor for herself, her heirs, successors and assigns hereby covenant and agree that she 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 ESTATE 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 documents, if any.]

*Witness the hand and seal of said Grantor*

*Witness:*

*Margaret J. Horne*

*Jennie Lee Zele* SEAL  
Jennie Lee Zele

*Jenny L. Zele* SEAL  
Jenny L. Zele

**REV-183**  
BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
COMPLETE EACH SECTION

**RECORDER'S USE ONLY**

State Tax Paid: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Instrument Number: \_\_\_\_\_

Date Recorded: \_\_\_\_\_

**SECTION I TRANSFER DATA**

Date of Acceptance of Document 04/19/2024					
Grantor(s)/Lessor(s) Jenny L. Zele, a/k/a Jennie Lee Zele		Telephone Number (724) 628-4955		Grantee(s)/Lessee(s) Jenny L. Zele, Trustee of the Robert an	
Mailing Address 3 Milton Street		Mailing Address 3 Milton Street			
City Uniontown		State PA	ZIP Code 15401	City Uniontown	
		State PA	ZIP Code 15401		

**SECTION II REAL ESTATE LOCATION**

Street Address 3 Milton Street			City, Township, Borough North Union Township		
County Fayette		School District Laurel Highlands		Tax Parcel Number 25-39-0215	

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation?  YES  NO

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 58,370.00	5. Common Level Ratio Factor x 2.04	6. Computed Value = 119,074.80

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed \$ 119,074.80	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

2. Fill in the Appropriate Oval Below for Exemption Claimed.

Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)

Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)

Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)

Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)

Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)

Statutory corporate consolidation, merger or division. (Attach copy of articles.)

Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

Trust is a Living Trust in which all beneficiaries are the children and descendants of Trustee

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name Margaret Zylka House, Esq.		Telephone Number (724) 628-4955	
Mailing Address 815 A Memorial Boulevard		City Connellsville	
		State PA	ZIP Code 15425

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: *Margaret Zylka House*

Date: 04/22/2024

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



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 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:

*Margaret J. House*  
State of Pennsylvania

*Jenny L. Zele*  
Jenny L. Zele, Trustee

202400003242  
Filed for Record in  
FAYETTE COUNTY, PA  
JON R. MARIETTA, JR., RECORDER  
04-23-2024 At 01:25 PM.  
DEED 102.25  
OR Book 3574 Page 952 - 955

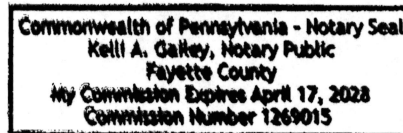
County of Fayette

On this the 19<sup>th</sup> day of April, 2024

before me, a Notary Public, the undersigned offer, personally appeared JENNIE L. ZELE, a/k/a JENNY L. ZELE, 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.

*Kelli Anne Gailey*  
Kelli Anne Gailey, Notary Public



Certificate of Residence

I, Margaret Zylka House, Esq., do hereby certify that the Grantee's precise residence is

3 Milton Street, Uniontown PA 15401

Witness my hand this 19<sup>th</sup> day of April, 2024.

*Margaret J. House*  
Margaret Zylka House, Esq.

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



*J R Marietta Jr*  
JON R. MARIETTA JR.  
RECORDER OF DEEDS

202400003242  
ATTORNEY MARGARET ZYLKA HOUSE  
HOLD

# FAYETTE COUNTY

Home | Property Searches | Introduction | Valuation | Calendar | FAQ's | Tax Relief | Appeals | Department of Assessment  
 Print

Printed 1/29/2026 9:45:32 AM 1 of 1 Using Data As Of 11/13/2025

**PROPERTY INFORMATION**

**Parcel Id:** 25390216 25-39-0216  
**Location:** 7 MILTON ST  
**Municipality:** NORTH UNION TWP  
**School District:** LAUREL HIGHLANDS AREA SCHOOL DIST  
**Classification:** RESIDENTIAL  
**Land Use Code:** SINGLE FAMILY  
**Valuation Neighborhood:** 25R01000  
**Land Area (acres):** 0.3700  
**Topography:** LEVEL  
**Street/Road:** PAVED  
**Utilities:** ALL PUBLIC  
**Dwelling Units:** 1  
**Zoning\*:** MEDIUM DENSITY RESIDENTIAL  
 \* For verification of the zoning, contact either the municipal or county Zoning Office

**RESIDENTIAL INFORMATION**

**Number of Stories:** 1.5  
**Building Style:** BUNGALOW  
**Exterior Wall Material:** ALUM/VINYL  
**Year Built:** 1955  
**Total Rms/Bedrms/Baths/Half Baths:** 6/3/1/0  
**Square Feet of Living Area:** 1878  
**Attached Garage:**  
**Basement:** FULL  
**Heating Distribution:** CENTRAL  
**Heating System Type:** FORCED AIR  
**Heating Fuel Type:** OIL  
**Condo Level:** 0  
**Condo/Townhouse Type:**  
**Number of Fireplaces (Masonry):** 0  
**Number of Fireplaces (Prefab):** 0

**OWNER INFORMATION**

**Name(s):** PALMER ASHLEY L  
**c/o Mailing Address:** 7 MILTON ST  
**City,State,Zip Code:** UNIONTOWN PA 15401

**COMMERCIAL INFORMATION**

No Information on File

**VALUE INFORMATION**

**Base Year of Valuation:** 01/01/2003  
**Current Land:** 13150  
**Current Building:** 51080  
**Current Total:** 64230  
**Exemption Type:**

**Deed Information**

**Deed Book and Page**  
 RB3297-2233

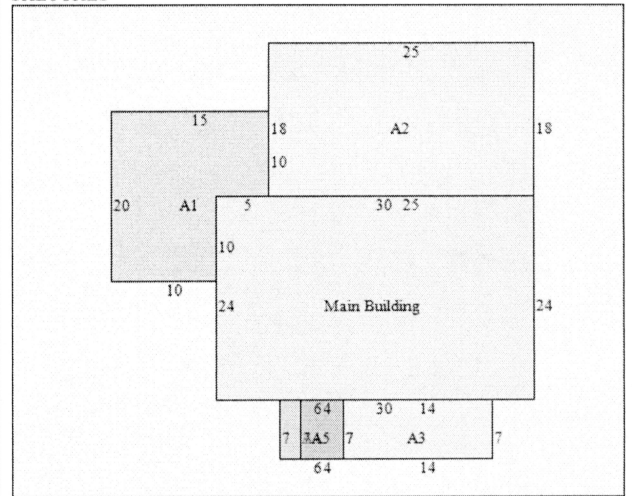
**SALES History**

Date	Type	Sale Price	Deed Book and Page
29-DEC-2015	LAND & BUILDING	\$105,000	RB3297 - 2233
10-AUG-2010	LAND & BUILDING	\$1	3130 - 1698
04-AUG-2010	LAND & BUILDING	\$20,000	3130 - 1605
27-JAN-2010	LAND & BUILDING	\$1	3115 - 1202
30-MAY-2008	LAND & BUILDING	\$673	RB3063 - 603
21-JUL-2006	LAND & BUILDING	\$37,500	2994 - 39

**OTHER BUILDINGS AND YARD IMPROVEMENTS**

No Information on File

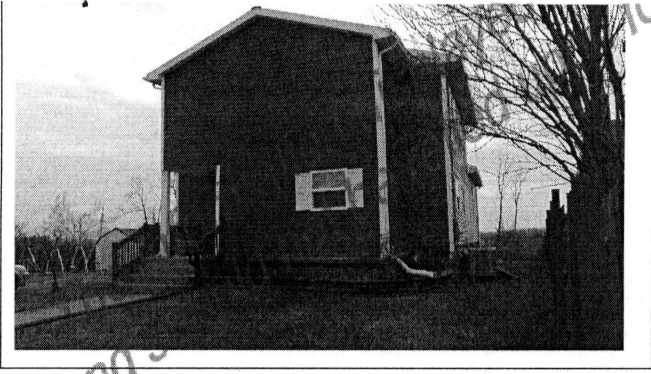
**SKETCHES**



Type	Line #	Item	Area
ADDN	0	Main Building	720
ADDN	1	A1 - 31-WDDCK WOOD DECKS	250
ADDN	2	A2 - 50/10:UNFIN BSMT BASEMENT UNFINISHED/1S FR ONE STORY FRAME	450
ADDN	3	A3 - 50/10:UNFIN BSMT BASEMENT UNFINISHED/1S FR ONE STORY FRAME	98
ADDN	4	A4 - 11/16:OPF OPEN FRAME PORCH/FROVR FRAME OVERHANG	42
ADDN	5	A5 - 16:FROVR FRAME OVERHANG	28

**PHOTOS**





Data Copyright Fayette County Department of Assessment



Copyright © 2012-2026 RBA Professional Data Systems, Inc.

201600000099  
Exempt Status - N  
STATE \$ 1050.00  
LOCAL \$ 1050.00  
\$ 525.00 NORTH UNION TOWNSHIP  
\$ 525.00 LAUREL HIGHLANDS SCHOOL DST

**THIS DEED**

Made this 29<sup>th</sup> day of December, 2015

**BETWEEN**

**BRIAN STOCKTON and CHRISTINA STOCKTON, his wife,** of Uniontown, Fayette County, Pennsylvania,

**GRANTORS**

**AND**

**ASHLEY L. PALMER,** of Uniontown, Fayette County, Pennsylvania,

**GRANTEE**

**WITNESSETH,** that in consideration of the sum of **ONE HUNDRED FIVE THOUSAND AND 00/100 (\$105,000.00) DOLLARS,** in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the Grantee, her heirs and assigns:

**ALL** those certain parcels of land situated in the Township of North Union, County of Fayette and State of Pennsylvania, being known and designated as follows:

Lot Nos. 157 and 158 of Evans Manor Land Company's Plan of Lots, called "Evans Manor City Addition," according to a plot thereof recorded September 4, 1923, in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, in Plan Book Volume 4, at page 226, said Lot Nos. 157 and 158 fronting on the southerly side of Ruskin Street, being 102 feet in width thereon, and preserving the same width, running back between parallel straight lines, for the distance of 160 feet to Milton Street.

**SUBJECT** to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and **SUBJECT** to any state of facts an accurate survey would show.

**BEING** the same premises conveyed to Brian Stockton and Christina Stockton, his wife, by deed of Brian Stockton and Christina Stockton, his wife, and Linda Bittinger and Jake Bittinger, her husband, dated August 10, 2010, and recorded in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, in Record Book Volume 3130, page 1698.



UPI Certification Date 1/5/2016

25-39-0216 PK

PARCEL IDENTIFICATION NO: 25-39-0216.

**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 pursuant to Act No. 255, approved September 10, 1965.)**

## NOTICE

In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966", I/we, the undersigned Grantee/Grantees, hereby certify that I/we know and understand that I/we may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the right of protection against subsidence resulting from coal mining operations and that the purchased property may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. I/we further certify that this certification is in a color contrasting with that in the deed proper and is printed in twelve point type preceded by the word "NOTICE" printed in twenty-four point type.

Witness:

James E. Leggett Jr

Ashley L. Palmer

This 5<sup>th</sup> day of January, 2016.

**PURSUANT to Section 405 of the Solid Waste Management Act of 1980, the Grantors hereby state that they have no knowledge of any hazardous waste which is presently being disposed of or has ever been disposed of on the above described land or any part thereof.**

AND the said Grantors do hereby covenant that they will warrant **SPECIALLY** the property herein conveyed.

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals the day and year first above written.

Witness:

Janet Sigel  
\_\_\_\_\_

Brian Stockton  
\_\_\_\_\_

Christina Stockton  
\_\_\_\_\_

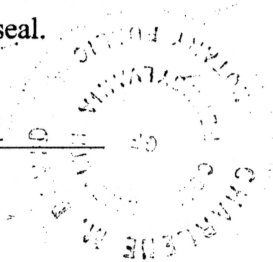
COMMONWEALTH OF PENNSYLVANIA :  
: COUNTY OF FAYETTE :

On this, the 29th day of December, 2015, before me, the undersigned authority, personally appeared **BRIAN STOCKTON and CHRISTINA STOCKTON, his wife**, known to me (or satisfactorily proven) to be the persons described in the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

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

Charlene M. David  
Notary Public

My commission expires:



COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Charlene M. David, Notary Public  
Uniontown City, Fayette County  
My commission expires November 13, 2016

201600000099  
Filed for Record in  
FAYETTE COUNTY, PA  
DAVID G. MALOSKY, RECORDER  
01-05-2016 At 03:14 pm.  
DEED 2182.50  
OR Book 3297 Page 2233 - 2236

**CERTIFICATE OF RESIDENCE**

I do hereby certify that the precise address of the within named Grantee is:

7 Milton Street, Uniontown Pennsylvania 15401

James E. Higinbotham Jr  
For Grantee

*Hold Recorded Deed for:*

James E. Higinbotham, Jr., Esq.  
45 East Main Street, Suite 500  
Uniontown, PA 15401

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



*David G. Malosky*

DAVID G. MALOSKY  
RECORDER OF DEEDS

201600000099  
HIGINBOTHAM LAW OFFICE  
HOLD

# FAYETTE COUNTY

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Print

Printed 1/29/2026 9:46:18 AM

1 of 1 Using Data As Of 11/13/2025

**PROPERTY INFORMATION**

**Parcel Id:** 25390217 25-39-0217  
**Location:** 11 MILTON ST  
**Municipality:** NORTH UNION TWP  
**School District:** LAUREL HIGHLANDS AREA SCHOOL DIST  
**Classification:** RESIDENTIAL  
**Land Use Code:** SINGLE FAMILY  
**Valuation Neighborhood:** 25R01000  
**Land Area (acres):** 0.1800  
**Topography:** LEVEL  
**Street/Road:** PAVED  
**Utilities:** ALL PUBLIC  
**Dwelling Units:** 1  
**Zoning\*:** MEDIUM DENSITY RESIDENTIAL  
 \* For verification of the zoning, contact either the municipal or county Zoning Office

**RESIDENTIAL INFORMATION**

**Number of Stories:** 1.0  
**Building Style:** COTTAGE  
**Exterior Wall Material:** FRAME  
**Year Built:** 1958  
**Total Rms/Bedrms/Baths/Half Baths:** 4/2/1/0  
**Square Feet of Living Area:** 743  
**Attached Garage:**  
**Basement:** FULL  
**Heating Distribution:** CENTRAL  
**Heating System Type:** FORCED AIR  
**Heating Fuel Type:** OIL  
**Condo Level:** 0  
**Condo/Townhouse Type:**  
**Number of Fireplaces (Masonry):** 1  
**Number of Fireplaces (Prefab):** 0

**OWNER INFORMATION**

**Name(s):** BARKOVIC SHAWN D & ANGELINA  
**c/o Mailing Address:** 11 MILTON ST  
**City,State,Zip Code:** UNIONTOWN PA 15401

**COMMERCIAL INFORMATION**

No Information on File

**VALUE INFORMATION**

**Base Year of Valuation:** 01/01/2003  
**Current Land:** 11330  
**Current Building:** 40250  
**Current Total:** 51580  
**Exemption Type:**

**Deed Information**

**Deed Book and Page**  
 RB3346-647

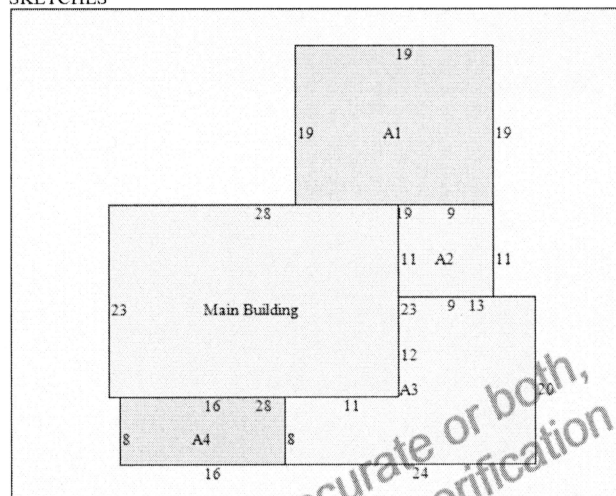
**SALES History**

Date	Type	Sale Price	Deed Book and Page
01-JAN-2068		\$0	DB875 - 45
18-JUL-2017	LAND & BUILDING	\$59,900	3346 - 647
20-FEB-2008	LAND & BUILDING	\$1	3054 - 792
30-OCT-2006	LAND & BUILDING	\$47,700	RB3005 - 1807

**OTHER BUILDINGS AND YARD IMPROVEMENTS**

Improvement	Qty	Size	Year Built	Grade	Condition	Price
FRAME UTILITY SHED	1	96	2007	C	AVERAGE	\$800

**SKETCHES**



Type	Line #	Item	Area
ADDN	0	Main Building	644
ADDN	1	A1 - 31-WDDCK WOOD DECKS	361
ADDN	2	A2 - 50/10-UNFIN BSMT BASEMENT UNFINISHED/1S FR ONE STORY FRAME	99
ADDN	3	A3 - 31-WDDCK WOOD DECKS	348
ADDN	4	A4 - 11'00" OPEN FRAME PORCH	128

**PHOTOS**



PREPARED BY AND RETURN TO:  
BROKER'S SETTLEMENT SERVICES  
1501 REEDSDALE ST, SUITE 4001  
PITTSBURGH, PA 15233  
(412)-322-4001

201700007921  
Exempt Status - N  
STATE \$ 599.00  
LOCAL \$ 599.00  
\$ 299.50 NORTH UNION TOWNSHIP  
\$ 299.50 LAUREL HIGHLANDS SCHOOL DST

1710658PAP

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## THIS INDENTURE

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MADE this 18<sup>th</sup> day of JULY, 2017

BETWEEN

ALAN W. BOYER SR,

GRANTOR,

AND

SHAWN D. BARKOVIC AND ANGEL N. BARKOVIC, HUSBAND AND WIFE,

GRANTEES,

WITNESSETH, that in consideration of the sum of FIFTY-NINE THOUSAND NINE HUNDRED DOLLARS (\$59,900.00) --- AND NO/100 in hand paid, the receipt whereof is hereby acknowledged, said Grantor does hereby, grant, bargain, sell and convey unto said Grantees, their heirs, successors and assigns:

ALL THAT CERTAIN PROPERTY SITUATE IN THE TOWNSHIP OF NORTH UNION, COUNTY OF FAYETTE, AND THE COMMONWEALTH OF PENNSYLVANIA, MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A".

HAVING ERECTED A DWELLING KNOWN AS 11 MILTON STREET, UNIONTOWN, PA 15401.

FOR INFORMATIONAL PURPOSES ONLY, PROPERTY IS DESIGNATED AS TAX PARCEL NO.: 25-39-0217.

BEING the same property ALAN W. BOYER SR AND STACY J. BOYER, HUSBAND AND WIFE, by deed dated 2/20/2008 and recorded in the Recorder's Office of Fayette County, Pennsylvania in Deed Book Volume 3054, page 792, granted and conveyed unto ALAN W. BOYER SR, the grantors herein.



UPI Certification Date 7/24/2017  
25-39-0217

EXHIBIT "A"

ALL THAT CERTAIN lot of land situate in the Township of North Union, County of Fayette and Commonwealth of Pennsylvania, being Lot No. 156 in the Evans Manor Land Company's Plan of Lots called "Evans Manor Addition" as recorded October 7, 1924 in the Recorder of Deeds Office of Fayette County, Pennsylvania in Plan Book Volume 4, page 226.

Being the same premises which Alan W. Boyer, Sr. and Stacy J. Boyer, husband and wife by Deed dated February 20, 2008 and recorded February 29, 2008 in Fayette County in Record Book Volume 3054, Page 792 conveyed unto Alan W. Boyer, Sr., in fee.

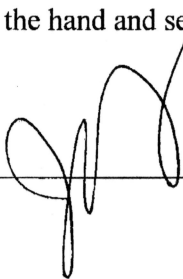
The said Alan W. Boyer, Sr. and Stacy Jo Boyer were awarded a final decree of divorce on July 15, 2009 at 3321 of 2008.

with the appurtenances: To Have and To Hold the same to and for the use of said Grantees their heirs and assigns forever, And the Grantors for themselves, their heirs and assigns hereby covenant and agree that they will **WARRANT SPECIALLY** the property hereby conveyed.

**NOTICE---THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND NOTICE AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/HAVE COMPLETE LEGAL RIGHT TO REMOVE ALL SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON 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 hand and seal of said Grantors

WITNESS:



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ALAN W. BOYER SR

**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.**

201700007921  
Filed for Record in  
FAYETTE COUNTY, PA  
DAVID G. MALOSKY, RECORDER  
07-25-2017 At 08:51 am.  
DEED 1295.50  
OF Book 3346 Page 647 - 650

WITNESS:

[Signature]

[Signature]  
SHAWN D. BARKOVIC

[Signature]  
ANGEL N. BARKOVIC

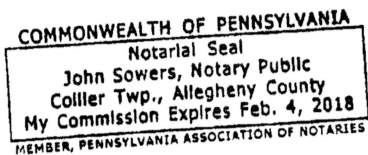
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Fayette

:  
: SS  
:

On this 18<sup>th</sup> day of JULY, 2017 before me, a Notary Public, the undersigned officer, personally appeared SHAWN D. BARKOVIC AND ANGEL N. BARKOVIC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledges that they executed the same for the purposes herein contained.

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



[Signature]  
NOTARY PUBLIC

### CERTIFICATE OF RESIDENCE

I, Julie DeDominicis, do hereby certify that the Grantees' precise residence is: 11 Millton St, Uniontown, PA 15401.

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

[Signature]



[Signature]  
DAVID G. MALOSKY  
RECORDER OF DEEDS

201700007921  
BROKERS SETTLEMENT  
PITTSBURGH PA ENV

# FAYETTE COUNTY

Home | Property Searches | Introduction | Valuation | Calendar | FAQ's | Tax Relief | Appeals | Department of Assessment  
 Print

Printed 1/29/2026 9:47:12 AM

1 of 1 Using Data As Of 11/13/2025

**PROPERTY INFORMATION**

**Parcel Id:** 25390218 25-39-0218  
**Location:** 15 MILTON ST  
**Municipality:** NORTH UNION TWP  
**School District:** LAUREL HIGHLANDS AREA SCHOOL DIST  
**Classification:** RESIDENTIAL  
**Land Use Code:** SINGLE FAMILY  
**Valuation Neighborhood:** 25R01000  
**Land Area (acres):** 0.1800  
**Topography:** LEVEL  
**Street/Road:** PAVED  
**Utilities:** ALL PUBLIC  
**Dwelling Units:** 1  
**Zoning\*:** MEDIUM DENSITY RESIDENTIAL  
 \* For verification of the zoning, contact either the municipal or county.  
**Zoning Office**

**RESIDENTIAL INFORMATION**

**Number of Stories:** 1.0  
**Building Style:** RANCH  
**Exterior Wall Material:** ALUM/VINYL  
**Year Built:** 1953  
**Total Rms/Bedrms/Baths/Half Baths:** 5/2/1/0  
**Square Feet of Living Area:** 1664  
**Attached Garage:**  
**Basement:** NONE  
**Heating Distribution:** CENTRAL A/C  
**Heating System Type:** FORCED AIR  
**Heating Fuel Type:** GAS  
**Condo Level:** 0  
**Condo/Townhouse Type:**  
**Number of Fireplaces (Masonry):** 0  
**Number of Fireplaces (Prefab):** 0

**OWNER INFORMATION**

**Name(s):** BURGESS AILEEN V  
**c/o Mailing Address:** 15 MILTON ST  
**City,State,Zip Code:** UNIONTOWN PA 15401

**COMMERCIAL INFORMATION**  
 No Information on File

**VALUE INFORMATION**

**Base Year of Valuation:** 01/01/2003  
**Current Land:** 11330  
**Current Building:** 47720  
**Current Total:** 59050  
**Exemption Type:**

**Deed Information**

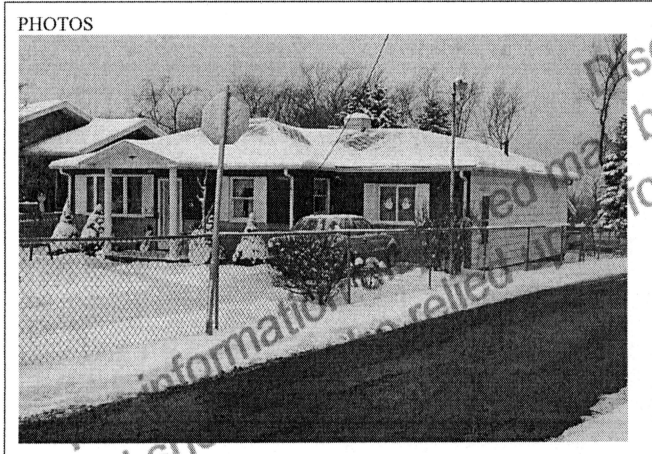
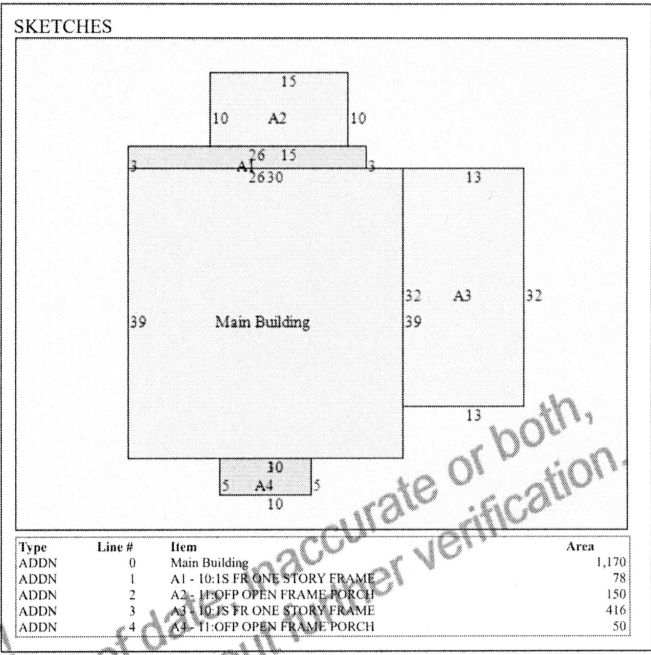
**Deed Book and Page**  
 RB3113-2455

**SALES History**

Date	Type	Sale Price	Deed Book and Page
01-JAN-2068		\$0	DB808 - 166
18-DEC-2009	LAND & BUILDING	\$1	3113 - 2455

**OTHER BUILDINGS AND YARD IMPROVEMENTS**

Improvement	Qty	Size	Year Built	Grade	Condition	Price
METAL SHED	1	100	1960	C	AVERAGE	\$300
FRAME OR CB DETACHED GARAGE	1	484	1960	C	AVERAGE	\$2,500
FRAME UTILITY SHED	1	128	1960	C	AVERAGE	\$300



# THIS DEED

Made this 18<sup>th</sup> day of December, in the year of our Lord, two thousand nine (2009).

BY AND BETWEEN

**Aileen V. Burgess**, Executrix of the Estate of **Robert J. Burgess**, deceased, late of North Union Township, Fayette County, Pennsylvania, **GRANTOR**,

AND

**Aileen V. Burgess**, a widow, of North Union Township, Fayette County, Pennsylvania, **GRANTEE**.

**WITNESSETH**, that in consideration of the sum of One (\$1.00) Dollar, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey unto the said Grantee,

**ALL** that certain lot of land situate in North Union Township, Fayette County, Pennsylvania, being Lot No. 155 in Evans Manor Land Company's Plan of Lots called "Evans Manor City Addition", according to a plot thereof recorded October 7, 1924, in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, in Plan Book Volume 4, page 226, said lot being described as follows, to-wit:

**FRONTING** on the Northerly side of Milton Street, being fifty-one (51) feet in width thereon, and preserving the same width, and running back between parallel straight lines for a distance of one hundred sixty (160) feet to Ruskin Street. Bounded on the North by Ruskin Street, on the East by a 20 foot alley, on the South by Milton Street and on the West by Lot No. 156 in said plan.

**AND WHEREAS**, Robert J. Burgess died on October 8, 2007 leaving a will dated April 18, 2001, duly probated and recorded in the Commonwealth of Pennsylvania, County of Fayette in the Office of the Register of Wills at Estate File #2609-0346 on May 4, 2009 which provided as follows:

SECOND: I give my entire estate, real and personal, to my wife Aileen V. Burgess, if she survives me. If my wife does not survive me, I give my entire estate to my issue per stirpes.

*BEING* one of three lots of Mary Horwat, a widow, and Anna Burgess and Charles Burgess, husband and wife, which was conveyed to Robert J. Burgess dated March 25, 1954 and recorded in the Office of the Recorder of Deeds of Fayette County, Pennsylvania in Deed Book 808, Page 166.

This transaction is of property passing by testate succession from the personal representative of the decedent to the decedent's devisee/heir and not subject to realty transfer tax per 72 P.S. § 8102-C.3(7).

*PURSUANT* to Section 405 of the Solid Waste Management Act of 1980, the Grantor hereby states that she has no knowledge of any hazardous waste which is presently being disposed of or has ever been disposed of on the above described land or any part thereof.

**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. (The foregoing notice is inserted in this document for the sole purpose of complying with the Pennsylvania Act of Assembly of 1957, P.L. 984, and Act No. 255, approved September 10, 1965, and shall have no other force, effect or meaning.)**

# NOTICE

In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966", I/we, the undersigned grantee/grantees, hereby certify that I/we know and understand that I/we may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the purchased property may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. I/we further certify that this certification is in a color contrasting with that in the Deed proper and is printed in twelve point type preceded by the word "notice" printed in twenty-four point type.

Witness:

*Martha A. Seper* *Aileen V. Burgess*

This 18<sup>th</sup> day of December, 2009.

And the said grantor hereby covenants and agrees that she will warrant **SPECIALLY** the property hereby conveyed, excepting and reserving as aforesaid.

**IN WITNESS WHEREOF**, said Grantor has hereunto set her hand and seal this day and year first above written.

*Martha A. Seper*  
Witness

*Aileen V. Burgess* (SEAL)  
**Aileen V. Burgess, Executrix**  
**of the Estate of Robert J. Burgess**

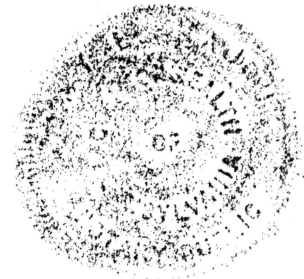
201000000428  
Filed for Record in  
FAYETTE COUNTY, PA  
DAVID G. MALOSKY, RECORDER  
01-14-2010 At 10:48 am.  
DEED 50.50  
OR Book 3113 Page 2455 - 2458

**COMMONWEALTH OF PENNSYLVANIA** )  
 ) ss  
**COUNTY OF FAYETTE** )

On this, the 18<sup>th</sup> day of December, 2009, before me, the undersigned authority, personally appeared **Aileen V. Burgess, Executrix of the Estate of Robert J. Burgess**, known to me, or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

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

*Mary L. Hajduk*  
\_\_\_\_\_  
Notary Public



COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Mary L. Hajduk, Notary Public  
Henry Clay Twp., Fayette County  
My Commission Expires Aug. 5, 2013  
Member, Pennsylvania Association of Notaries

**CERTIFICATE OF RESIDENCE**

I do hereby certify that the precise residence of the within Grantee is:  
15 Milton Street, Uniontown, PA 15401

12/18/09  
Date

*Mary Lerora Hajduk*  
\_\_\_\_\_  
Attorney for Grantee

Return in self-addressed stamped envelope: Hajduk & Associates, 5340 National Pike, Markleysburg, PA 15459

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



*David G. Malosky*  
DAVID G. MALOSKY  
RECORDER OF DEEDS

# FAYETTE COUNTY

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Print

Printed 1/29/2026 9:37:42 AM

1 of 1 Using Data As Of 11/13/2025

### PROPERTY INFORMATION

Parcel Id: 25390201 25-39-0201  
 Location: 15 ATLANTIC AVE  
 Municipality: NORTH UNION TWP  
 School District: LAUREL HIGHLANDS AREA SCHOOL DIST  
 Classification: RESIDENTIAL  
 Land Use Code: SINGLE FAMILY  
 Valuation Neighborhood: 25R01000  
 Land Area (acres): 0.1700  
 Topography: LEVEL  
 Street/Road: PAVED  
 Utilities: ALL PUBLIC  
 Dwelling Units: 1  
 Zoning\*: MEDIUM DENSITY RESIDENTIAL  
 \* For verification of the zoning, contact either the municipal or county Zoning Office

### RESIDENTIAL INFORMATION

Number of Stories: 1.0  
 Building Style: SINGLEWIDE  
 Exterior Wall Material: ALUM/VINYL  
 Year Built: 1977  
 Total Rms/Bedrms/Baths/Half Baths: 5/3/1/1  
 Square Feet of Living Area: 1456  
 Attached Garage:  
 Basement: FULL  
 Heating Distribution: CENTRAL  
 Heating System Type: HOT WATER  
 Heating Fuel Type: GAS  
 Condo Level: 0  
 Condo/Townhouse Type:  
 Number of Fireplaces (Masonry): 0  
 Number of Fireplaces (Prefab): 0

### OWNER INFORMATION

Name(s): SOKOL SAMANTHA L  
 c/o Mailing Address: 15 ATLANTIC AVE  
 City,State,Zip Code: UNIONTOWN PA 15401

### COMMERCIAL INFORMATION

No Information on File

### VALUE INFORMATION

Base Year of Valuation: 01/01/2003  
 Current Land: 7020  
 Current Building: 57140  
 Current Total: 64160  
 Exemption Type:

### Deed Information

Deed Book and Page  
 RB3540-2164

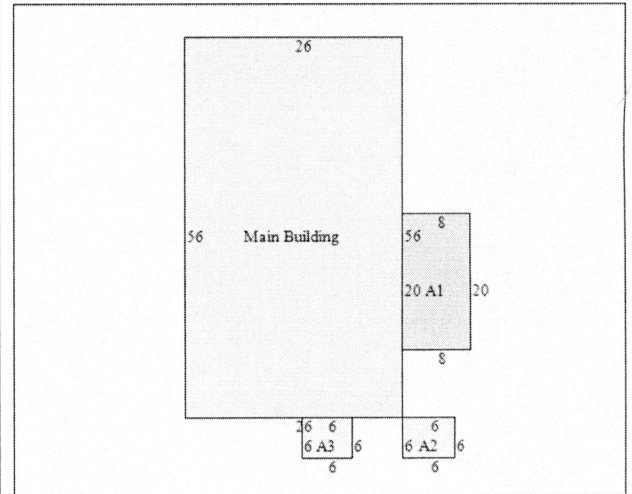
### SALES History

Date	Type	Sale Price	Deed Book and Page
01-JAN-2068		\$0	DB1221 - 124
21-FEB-2023		\$120,000	3540 - 2164

### OTHER BUILDINGS AND YARD IMPROVEMENTS

Improvement	Qty	Size	Year Built	Grade	Condition	Price
FRAME UTILITY SHED	1	80	2000	C	AVERAGE	\$600

### SKETCHES

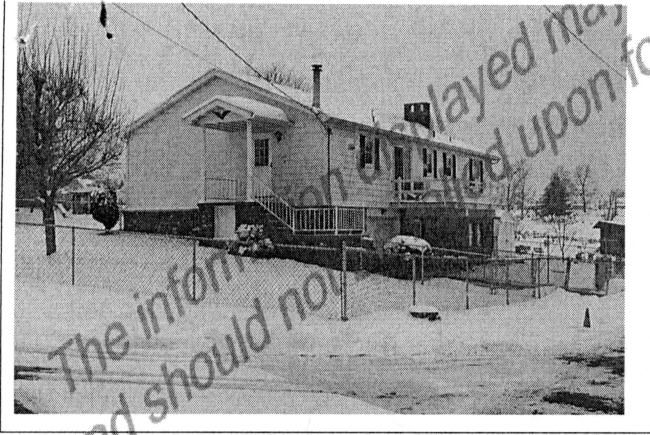


Type	Line #	Item	Area
ADDN	0	Main Building	1,456
ADDN	1	A1 - 31-WDDCK WOOD DECKS	160
ADDN	2	A2 - 35-MA STOOP/TERR MAS STOOP	36
ADDN	3	A3 - 11-0FP OPEN FRAME PORCH	36

### PHOTOS



*Disclaimer! This information displayed may be either out of date, inaccurate or both, and should not be relied upon for any purpose without further verification.*



The information displayed may be used for any purpose and should not be used for any other purpose.

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