



Pennsylvania
Office of Open Records

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: 2/8/26 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: _____

City: _____ State: _____ Zip: _____ Telephone: _____

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. I 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.

A complete copy of the recorded instrument indexed as Plan Book B, Page 226, A.K.A. the "Evan Manor City Addition Plan", as maintained by the Fayette County Recorder of Deeds Office.

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

QUIT CLAIM DEED

MADE THE 13th 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 Q
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 unremarried 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

[Redacted signature area]

[Redacted signature area]

MARK A. LAZARAN

This 13th 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:



 (SEAL)
MARK A. LAZARAN

 (SEAL)
a/k/a MARK LAZARAN

 (SEAL)
JOYCE A. LAZARAN

 (SEAL)
a/k/a JOYCE LAZARAN

COMMONWEALTH OF PENNSYLVANIA :
:
COUNTY OF FAYETTE :

AND NOW this 13th 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.

 (SEAL)

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

Notary Public
My Commission Expires: 11/13/2028

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:



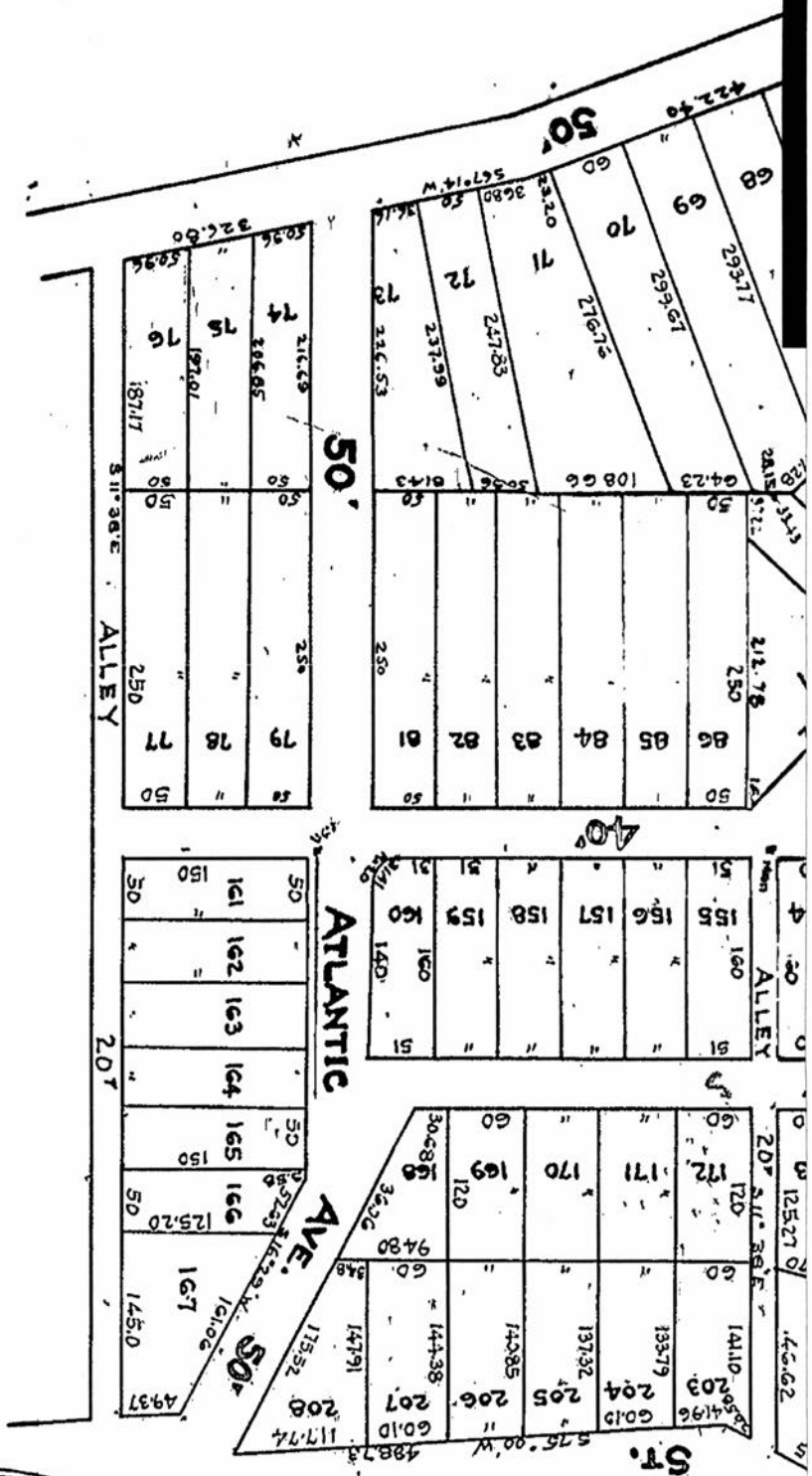
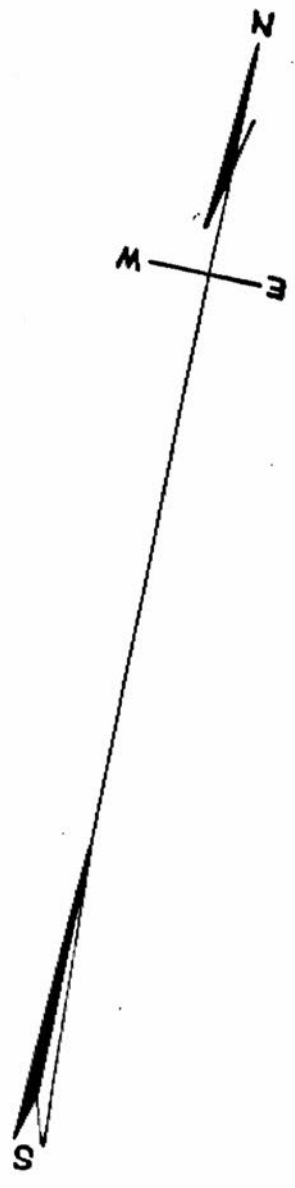
for the Grantee
NTS

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



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

202500005758
ATTORNEY DOUG SEPIC
HOLD



Notary Public

[Signature]

FAYETTE COUNTY

[Home](#) |
 [Property Searches](#) |
 [Introduction](#) |
 [Valuation](#) |
 [Calendar](#) |
 [FAQ's](#) |
 [Tax Relief](#) |
 [Appeals](#) |
 [Department of Assess](#)
[Print](#)



Click on the map to get feature info. Double-Click to view the Property Detail.

Data Copyright Fayette County Department of Assessment



Copyright © 2012-2026 RBA Professional Data S