

and South 40° 40' West Two Hundred Sixty-five (265) ft. to the center of the Clifton-Library Road; thence along same North 49° 24' West Seven Hundred five and 39/100 (705.39) feet to a point; thence continuing along the Clifton-Library Road North 76° 25' West Three Hundred ninety-nine and 27/100 (399.27) feet to a point on the line of property of M. J. Larimer; thence along same North 4° 5' East Two Hundred fifty-six and 71/100 (256.71) feet to a point; thence continuing along the M. J. Larimer property North 78° 49' West Three Hundred ninety-nine and 53/100 (399.53) feet to a point on the property of W. J. Patton; thence along the properties of W. J. Patton, S. L. Boyer and G. Sharfetter North 2° 10' East, Thirteen hundred thirty-seven and 68/100 (1337.68) ft. to property of J. H. Lutz; thence along the property of J. H. Lutz and R. A. Long South 77° 12' East Twelve Hundred ninety six and 96/100 (1296.96) ft. to the property of R. A. Long; thence along the property of R. A. Long and The Union Trust Company of Pittsburgh South 27° 0' East Seven Hundred eighty-nine and 44/100 (789.44) ft. to a point; thence continuing along the property of The Union Trust Company of Pittsburgh South 9° 10' East Seven hundred sixty-two and 31/100 (762.31) ft. to a point; thence along the property of R. H. Hicks and F. B. Patterson South 35° 46' West, Six hundred ninety and 71/100 (690.71) feet to the center of Clifton-Library Road, the place of beginning.

HAVING erected thereon a frame house, barn and out buildings, containing 60.70 acres. The foregoing description is based upon a survey made by T. J. McGovern, registered engineer in the month of August 1943. The foregoing conveyance is subject to the following;

- (1) COAL and mining rights heretofore conveyed;
- (2) OIL and gas leases of record and all rights and agreements of record incident thereto;
- (3) RIGHT of way of the Manufacturers Light and Heat Company for the maintenance of a gas line across the above described property as the same appears of record by instrument dated Sept. 13, 1903 and of record in Recorder's Office of Allegheny County in Deed Book Vol. 2113, page 597.

BEING the same premises which vested in Thomas W. Larimer by deed from Thomas W. Larimer et ux and Mary J. Larimer et al dated October 9, 1908 and recorded in the Recorder's Office of Allegheny County in Deed Book Vol. 1622 page 72, wherein the property aforesaid was allotted to Thomas W. Larimer.

AND in said Thomas W. Larimer as a devisee under the Will of his father, A. P. Larimer who died April 24, 1908 and by his Last Will and Testament of record in W. Book 95 page 314, devised part of the aforesaid property to his son, Thomas W. Larimer. And the said Thomas W. Larimer, being so seized thereof died January 9, 1919 and by his Last Will and Testament duly probated and of record in Will Book Vol. 202 page 367, devised the same to his wife, Lydia Ann Larimer and four children, viz; Alexander P. Larimer, Frank H. Larimer, Charles A. Larimer and Anna May Larimer, now Anna May Yoxall.

THE said Lydia Ann Larimer died October 30, 1934 leaving to survive her as her heirs at law, her four children viz; Alexander P. Larimer, Frank H. Larimer, Charles A. Larimer and Anna May Larimer Yoxall of the parties of the first part hereto.

WITH the appurtenances; TO HAVE AND TO HOLD the same unto and for the use of the said party of the second part, his heirs and assigns forever,

AND the said Grantors, for themselves, their heirs, executors and administrators covenant with the said party of the second part, his heirs and assigns against all lawful claimants the same and every part thereof to Warrant and Defend.

WITNESS the hands and seals of the said parties of the first part.

ATTEST:	ALEXANDER P. LARIMER	(Seal)
GRAYCE E. BURKE	BESSIE LARIMER	(Seal)
EVA KOLKER	FRANK H. LARIMER	(Seal)
R. B. COOK	MABEL LARIMER	(Seal)
HENRY S. CARR	CHARLES A. LARIMER	(Seal)
	FRANCES LARIMER	(Seal)
GEO. P. KELLS	ANNA MAY LARIMER YOXALL	(Seal)
	HARRY YOXALL	(Seal)

\$9.35 U.S. I.R.S. Cancelled

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS On this 31st day of August A.D. 1943, before me a
) Notary Public in and for said County and State,
) came the above named Anna May Larimer Yoxall and
) Harry Yoxall, her husband, three of the Grantors herein, satisfactorily proven to be the