

84-J-145 ✓

BLOCK 84-J-145
18-370-80
ESTATE

THIS INDENTURE

THIS INDENTURE made this 15th day of October in the year of our Lord one thousand, nine hundred and eighty between GARTHA BLAKNEY Administrator d.b.n. of the ESTATE OF HESSIE L. BLAKNEY, DECEASED of Pittsburgh, Pennsylvania, and TONI JONES, unmarried of Pittsburgh, Pennsylvania, parties of the first part and Grantors herein

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PORT AUTHORITY OF ALLEGHENY COUNTY, a body politic existing under the laws of the Commonwealth of Pennsylvania, pursuant to the Second Class County Port Authority Act, having its domicile in the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, party of the second part and Grantee herein:

WHEREAS, the said HESSIE L. BLAKNEY, DECFASED, by virtue of divers conveyancies and assurances in Law, duly had and executed became in here lifetime lawfully seized in her demesne as of fee of the hereinafter described real estate; and,

WHEREAS, being so seized, the said HESSIE L. BLAKNEY, DECEASED, died intestate on the 21st day of August 1975; and,

WHEREAS, the said Grantor Toni Jones, unmarried, asserts a claim to title in the subject property by viture of a deed dated November 10, 1977 and recorded the office of the Recorder of Deeds, County of Allegheny in Pittsburgh, Pennsylvania at Deed Book Volume 5868, page 171 from Michele Brisker then Administratrix of the ESTATE OF HESSIE L. BLAKNEY, DECEASED: and,

WHEREAS, the validity of the above referenced conveyance is currently being challenged in the Court of Common Pleas of Allegheny County Orphan's Court Division at No. 4486 of 1975 by the heirs of HESSIE L. BLAKNEY, DECEASED: and,

230
WHEREAS, said Michele Brisker has resigned as Administrator of the Estate of HESSIE L. BLAKNEY, said resignation being accepted by the Honorable William S. Rahauser, Judge Common Pleas Court of Allegheny County, Orphan's Court Division on the 9th day of June 1980 and filed at Volume 557, page 637E; and,

WHEREAS, Gartha Blakney was granted Letters of Administration d.b.n. by Rita Wilson Kane, Register of Probate of Wills and Granting Letters of Administration in and for the County of Allegheny, in Commonwealth of Pennsylvania on the 21st day of August 1980; and,

WHEREAS, the Grantee herein is desirous of obtaining all possible rights and interest to the subject property, whatsoever; and,

WHEREAS, the said Grantors and parties of the first part desire to convey a interest in fee to the Grantee.

WITNESSETH, that said parties of the first part hereby join in the conveyance of the subject party described herein intending to pass title to subject property in fee, free and clear of all and any claims of parties claiming under or through said Grantor.

NOW, THEREFORE, in consideration of the sum of TWENTY EIGHT THOUSAND DOLLARS (\$28,000.00) to be placed in an Escrow Fund with the Commonwealth Land Title Insurance Company of 210 Grant Street, Pittsburgh, PA 15219 by the party of the second part pending outcome of litigation in the Court of Common Pleas of Allegheny County, Orphan's Court Division at 4486 of 1975.

Parties of the first part, Grantors herein, hereby grant, convey, bargain, sell and quitclaim all their right, title and interest in the subject property as described below to the party of the second part Grantee herein.

ALL THAT CERTAIN LOT OR PIECE OF GROUND situate in the 7th Ward of the City of Pittsburgh, Allegheny County, State of Pennsylvania, being part of lot 11 in a plan of lots laid out by A. C. Watkins and recorded in Plan Book 12, page 34, being bounded and described as follows:

230
BEGINNING at the intersection of the northerly line of Pierce Street and the easterly line of Summerlea Street, the point of beginning of the description described herein; thence by the easterly line of Summerlea Street N22°18'00"W a distance of 66.50 feet to a point on the existing southerly right of way line of Conrail; thence by the said right of way line of Conrail by a curve to the right with a radius of 2,739.50 feet with a chord bearing of N55°40'27"E, a chord distance of 30.67 feet, for an arc length of 30.67 feet to a point on the easterly property line; thence by the easterly property line S22°18'00"E a distance of 72.89 feet to a point on the northerly line of Pierce Street, thence by the northerly line of Pierce Street S67°42'00"W a distance of 30.00 feet to the place of beginning, containing 2,092 square feet more or less.

BEING lot and block 84-J-145 in the Deed Registry of Allegheny County, Pennsylvania.

BEING the same property which is part of the Estate of HESSIE L. BLAKNEY deceased for which Letter of Administration filed for and granted on October 9, 1975 to Michele Brisker as Administratrix of the Estate of HESSIE L. BLAKNEY said application for Letters of Administration recorded in Volume 206, page 223 in the Register of Wills Office of Allegheny County.

ALSO BEING the same property which Michele Brisker, Administratrix of the Estate of HESSIE L. BLAKNEY, deceased, by her deed dated November 10, 1977 and recorded in Deed Book Volume 5868, page 171, conveyed unto Toni Jones.

It is represented by the parties hereto that the real estate covered by this Indenture has been acquired by the Port Authority of Allegheny County by purchase in lieu of condemnation thereof under the Authority's power of Eminent Domain and therefore, is exempt under the applicable statutes from the payment of taxes imposed upon such transfers.

TOGETHER with all and singular the improvements, ways waters, watercourses, rights, liberties, privileges, hereditaments, and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions, and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand, whatsoever of the said parties of the first part, in law, equity or otherwise, however, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD THE said described parcel of land, the hereditaments and premises hereby granted or mentioned, and intended so to be with the appurtenances, unto the said party of the second part, its successors and assigns, to and for the only proper use and behoof of the said party of the second part, its successors and assigns, forever.

230

IN WITNESS WHEREOF, the said parties of the first part have caused their hands and seals to be affixed to these presents the day and year first written.

ATTEST:

_____ Gartha Blakney
 GARTHA BLAKNEY,
 Administrator d.b.n. of the
 ESTATE OF HESSIE L. BLAKNEY,
 Deceased

[Signature]

 TONI JONES

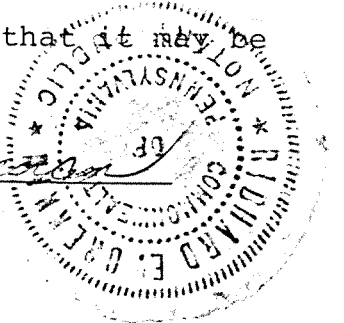
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY

On this 15th day of October 1980 before me a notary public in and for said County and Commonwealth came the above named GARTHA BLAKNEY, Administrator d.b.n. of the Estate of HESSIE L. BLAKNEY, deceased, and / TONI JONES, and acknowledged the foregoing Indenture to be their Act and deed to the end that it may be recorded as such.

WITNESS my hand and seal

Richard E. Brennan

RICHARD E. BRENNAN, Notary Public
Pittsburgh, Allegheny County, PA
My Commission Expires April 26, 1982



My Commission Expires

CERTIFICATE OF RESIDENCE

I hereby certify that the Port Authority of Allegheny County's precise residence is Beaver & Island Avenue, Pittsburgh, Pennsylvania 15233.

WITNESS my hand this 15th day of October 1980.

Margaret Ursits
Agent

STATE OF PENNSYLVANIA }
COUNTY OF ALLEGHENY } S.S.

RECORDED IN THE OFFICE FOR THE RECORDING OF
DEEDS, ETC. IN AND FOR THE SAID COUNTY, ON THIS 16th DAY
OF October A.D. 19 80 IN Deed
BOOK VOL. 6309 PAGE 560 WITNESS MY HAND AND SEAL
OF SAID OFFICE, THE DAY AND YEAR AFORESAID.

Michael J. Della Vecchia
RECORDER



RECORDED NUMBER
OCT. 16. 80-57630
DEED
VOLUME PAGE

FROM
GARtha BLAKNEY, Administrator
d.b.n. of the Estate of HESSIE
L. BLAKNEY, DECEASED & TONI JONES

TO
PORT AUTHORITY OF ALLEGHENY
COUNTY

AFFIDAVIT
ALLEGHENY COUNTY

Mail To:
Port Authority of Allegheny
County

514 Wood Street
Pittsburgh, Pa. 15222

230

RECORDED OF DEEDS
ALLEGHENY COUNTY, PA.
OCT 16 12 11 PM '80

T. RUSSELL