

Chicago Title Insurance Company
Will Call

166944 DRE Certified
17-Oct-2014 02:14PM Int By: S B

5 pgs

File Number 121279 PIT THIS INDENTURE

THIS DEED, made this 8 day of October 2014,

BETWEEN **Riverbend Mansion, LLC**, a Maryland limited liability company; and Mark Draper and Constance Draper, as surviving members of Riverbend Mansion, LLC, (hereinafter referred to as "Grantors"),

and

The Abraham Hays Foundation, Inc., a Pennsylvania non-profit corporation, being a conservancy possessing tax-exempt status pursuant to Section 501(c)(3) of the Internal Revenue Code [26 U.S.C.A. section 501(c)(3)], (hereinafter referred to as "Grantee):

WITNESSETH, that the Grantors, as the sole consideration for the transfer of the title of the property conveyed hereby, believe and are satisfied that in the hands of the Grantee the property will be put to its best and highest use and that it will thereby benefit both the Grantors and the community, and therefore, intending to be legally bound, the Grantors do hereby grant and convey to the Grantee, its successors and assigns, the real property described as:

ALL that certain tract of land situate in the Borough of Munhall, formerly Township of Mifflin, Allegheny County, Pennsylvania, being Lot No. 201 of the Hardin Commons Plat of Subdivision, Phase 2, as recorded in the Department of Real Estate of Allegheny County, Pennsylvania, in Plan Book Volume 214, page 138.

BEING designated Tax Parcel ID No. 179-R-100, in the Deed Registry Office of Allegheny County.

BEING the same property conveyed to Riverbend Mansion, LLC by deed from Hardin Place, Inc., on November 16, 2004, and recorded in the Recorder of Deeds office of Allegheny County in Deed Book Volume 12260, page 334.

WITH the appurtenances: TO HAVE AND TO HOLD the same to and for the use of the said Grantee, its successors and assigns forever. Grantor conveys the property described above to Grantee without warranty of any kind, express, implied or other.

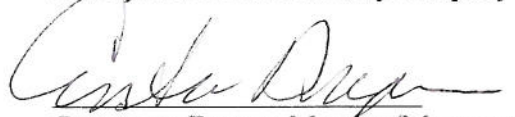
THIS deed gifts the described real estate to the Grantee for no financial consideration.

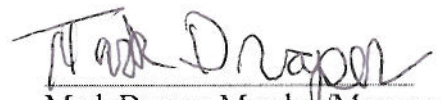
NOTICE: THIS DOCUMENT MAY NOT (DOES NOT) SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE (HAVE) THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT 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 I of the Act or July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any).

IN WITNESS WHEREOF the said Grantors have caused its seal to be affixed to these presents by the hand of its Members, and the same to be duly attested.

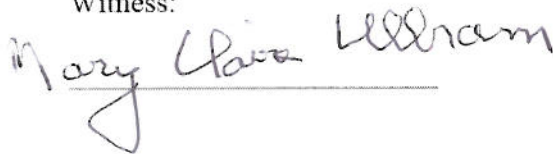
ATTEST:

Riverbend Mansion, LLC,
a Maryland limited liability company

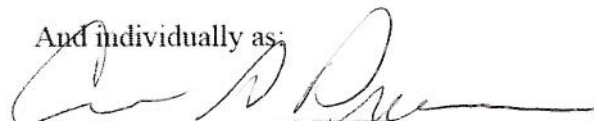

Constance Draper, Member/Manager

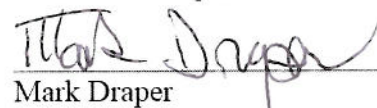

Mark Draper, Member/Manager

Witness:



And individually as:



Constance Draper


Mark Draper

STATE OF MARYLAND §
COUNTY OF MONTGOMERY §

On this the 8 day of OCTOBER 2014, before me the undersigned, personally appeared Constance Draper and Mark Draper, who acknowledged themselves to be Members and Managers of Riverbend Mansion, LLC, a Maryland limited liability company, and that as such they, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Members and Managers.

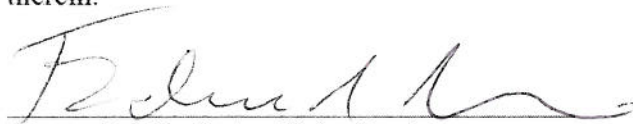
In Witness Whereof I hereunto set my hand and official seal.


Notary Public, State of Maryland

[Notarial Seal] EDWARD A. ARABIAN
Notary Public
Montgomery County
Maryland
My Commission Expires Oct 10, 2017

STATE OF MARYLAND §
COUNTY OF MONTGOMERY §

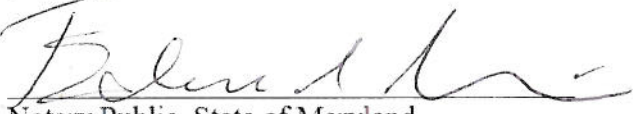
On this the 8 day of OCTOBER 2014, before me the undersigned, personally appeared Constance Draper, who acknowledged herself individually and that as such she, being authorized to do so, executed the foregoing instrument for the purposes therein.


Notary Public, State of Maryland

[Notarial Seal] EDWARD A. ARABIAN
Notary Public
Montgomery County
Maryland
My Commission Expires Oct 10, 2017

STATE OF MARYLAND §
COUNTY OF MONTGOMERY §

On this the 8 day of OCTOBER 2014, before me the undersigned individual, personally appeared Mark Draper, who acknowledged himself individually and that as such he, being authorized to do so, executed the foregoing instrument for the purposes therein.


Notary Public, State of Maryland

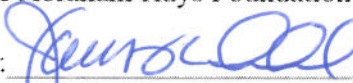
[Notarial Seal] EDWARD A. ARABIAN
Notary Public
Montgomery County
Maryland
My Commission Expires Oct 10, 2017

NOTICE- THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THE 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.

WITNESS:



The Abraham Hays Foundation

By: 
James Deibel, President

Certificate of Residence

I, James Deibel, do hereby certify that the Grantee's mailing address is: c/o The Abraham Hays Foundation, Inc., 16250 Knoll Trail Drive, Suite 102, Dallas, Texas, 75248.

I, James Deibel, do hereby certify that the tax bill mailing address is: c/o The Abraham Hays Foundation, Inc., 16250 Knoll Trail Drive, Suite 102, Dallas, Texas, 75248.


James M. Deibel

Send to:

THE ABRAHAM HAYS FOUNDATION, INC.
16250 KNOLL TRAIL DRIVE
SUITE 102
DALLAS, TX 75248



REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

State Tax Paid	
Book Number	
Page Number	
Date Recorded	

See reverse for instructions.

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name The Abraham Hays Foundation, Inc.	Telephone Number: (214) 882-1343
Mailing Address 16250 Knoll Trail Drive, Suite 102	City Dallas
	State TX
	ZIP Code 75248

B. TRANSFER DATA

C. Date of Acceptance of Document

Grantor(s)/Lessor(s) Riverbend Mansion, LLC			Grantee(s)/Lessee(s) The Abraham Hays Foundation, Inc.		
Mailing Address 717 Fletcher Place			Mailing Address 16250 Knoll Trail Drive, Suite 102		
City Rockville	State MD	ZIP Code 20851	City Dallas	State TX	ZIP Code 75248

D. REAL ESTATE LOCATION

Street Address 1 Harden Place		City, Township, Borough Munhall	
County Allegheny	School District Munhall	Tax Parcel Number 179-R-100	

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration 0.00	2. Other Consideration +0.00	3. Total Consideration = 0.00
4. County Assessed Value 117,300.00	5. Common Level Ratio Factor x 1.10	6. Fair Market Value = 129,030.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00 10810	1b. Percentage of Grantor's Interest in Real Estate 100	1c. Percentage of Grantor's Interest Conveyed 100
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Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- 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 (Please explain exemption claimed.) See 72 P.S. §102-C3(18) and 61 Pa Code 91.193(b)(18) - Transfer to a 501(c)(3) tax exempt conservancy to preserve land and open space and restore a historic structure. ⁸¹⁰²

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 	Date 10-08-2014
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



Allegheny County
Jerry Tyskiewicz
Department of Real Estate
Pittsburgh, PA 15219

Instrument Number: 2014-29532 BK-DE VL-15769 PG-100

Recorded On: October 17, 2014 As-Deed

Parties: RIVERBEND MANSION L L C

To ABRAHAM HAYS FOUNDATION INC

of Pages: 6

Comment:

***** THIS IS NOT A BILL *****

Deed 162.00
0
0
Total: 162.00

Realty Transfer Stamp

Department of Real Estate Stamp

Affidavit Attached-Yes	Stamp Num-T24356
MUNHALL	EXEMPT
Ward-99-NO WARD	
Value	0.00
Commonwealth of Pennsylvania	0.00
Munic-Munhall Boro	0.00
School District-Steel Valley	0.00
Munic-Penalty	0.00
Munic-Interest	0.00
School-Penalty	0.00
School-Interest	0.00
	0.00

Certified On/By-> 10-17-2014 / S B
0179R00100000000

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

File Information:

Record and Return To:

Document Number: 2014-29532
Receipt Number: 2741901
Recorded Date/Time: October 17, 2014 02:23:56P
Book-Vol/Pg: BK-DE VL-15769 PG-100
User / Station: M Ward - Cash Station 22

CHICAGO TITLE INS CO
WILL CALL
PITTSBURGH PA 15219



Jerry Tyskiewicz
Jerry Tyskiewicz, Acting Manager
Rich Fitzgerald, County Executive