

# Deed,

This Indenture Made the *14<sup>th</sup>* day of November in the year  
nineteen hundred and forty-five (1945)

Between THOMAS T. ELLSWORTH and KATHARINA ELLSWORTH, his wife, of  
Smith Township, Washington County, Pennsylvania, - - - - -  
- - - - - grantors,

And JOSE FERNANDEZ and CELIA FERNANDEZ, his wife, of Smith Township,  
Washington County, Pennsylvania, - - - - - grantees

Witnesseth That in consideration of - - - - - ONE (\$1.00) and  
NO/100 - - - - - Dollars,  
in hand paid, the receipt whereof is hereby acknowledged, the said grantor<sup>s</sup> do hereby  
grant and convey to the said grantee<sup>s</sup>

All that certain tract of land situate, lying and being part in Cross-  
creek Township and part in Smith Township, Washington County, State of  
Pennsylvania, known as the farm of the late Allison Vance, deceased  
and bounded and described as follows to-wit:

BEGINNING at a stone, the corner of lands now or formerly  
of G. M. Cameron and Robert Lyle Jr; thence by the lands now or  
formerly of Robert Lyle Jr. aforesaid South  $88\frac{1}{2}^{\circ}$  West two perches;  
thence by the same South  $6\frac{1}{2}^{\circ}$  East 53.7 perches; thence by land now  
or formerly of Robert Vance South  $85\frac{3}{4}^{\circ}$  West 97.25 perches; thence  
by land now or formerly of W. Craig Lee North  $38^{\circ} 11'$  East 44.5  
perches; thence North  $65\frac{1}{4}$  West 51.5 perches; thence by the same South  
 $88\frac{1}{2}^{\circ}$  West 174.7 perches; thence by land now or formerly of the heirs  
of Thomas Vance, deceased, North  $42\frac{1}{2}^{\circ}$  East 80.7 perches; thence by  
the same North  $24\frac{3}{4}^{\circ}$  East 70 perches to the land now or formerly  
of John S. Vance; thence by the land now or formerly of the said John  
S. Vance South  $65^{\circ}$  East 145.3 perches; thence by the same North  $57\frac{1}{4}^{\circ}$   
East 80.2 perches; thence by land now or formerly of G. M. Cameron  
aforesaid South  $\frac{1}{2}^{\circ}$  East 98 perches to a stone at the place of  
beginning containing 160 acres and 137 perches.

EXCEPTING and RESERVING however, from this conveyance all



prior conveyances as to right-of-ways made heretofore and also all the exceptions and reservations contained in prior conveyances.

Also excepting and reserving from this conveyance all the Pittsburgh or river vein of coal with mining rights as conveyed by J. D. Vance, et al., to J. B. Henderson by deed dated Dec. 18, 1911 in Deed Book Vol. 395, page 177.

BEING the same tract of land conveyed to Thomas T. Ellsworth et ux. by deed of Giovanni Bruschi et ux., dated June 15th, 1945, and recorded in the Recorder's Office of Washington County, Pennsylvania, in Deed Book Vol. 688, Page 599.



THOMAS T. ELLSWORTH and KATHARINA ELLSWORTH, his wife, -----

----- Grantor<sup>s</sup> covenant that he will warrant \* generally the property hereby conveyed.

In Witness Whereof, said grantor<sup>s</sup> have hereunto set their hand<sup>s</sup> and seal<sup>s</sup> the day and year first above written.

SEALED AND DELIVERED IN THE PRESENCE OF

*J. M. Rosenberg*

*Thomas T. Ellsworth*  
*Katharina Ellsworth*



Commonwealth of Pennsylvania, }  
County of Washington } ss:

On this 14th day of November A. D. 1945, before me, a Notary Public came the above named THOMAS T. ELLSWORTH and KATHARINA ELLSWORTH, his wife,

and acknowledged the foregoing Deed to be their act and deed, to the end that it may be recorded as such.

Witness my hand and Notarial seal, the day and year aforesaid.

*Gertrude S. Swallow*

My Commission expires: May 1, 1947

\*NOTE—Insertion of word "Generally" effects a General Warranty Deed.  
Insertion of word "Specially" effects a Special Warranty Deed.  
Act of Assembly, Pennsylvania, April 1, 1909, Sections 4 and 5.



# This Indenture

Made the 3 day of April in the year of our Lord,  
one thousand nine hundred and forty -eight (1948).

Between JOSE FERNANDEZ and CELIA FERNANDEZ, his wife, of Smith  
Township, Washington County, Pennsylvania, - - - - -

- - - - - parties of the first part and

JOSEPH FRITCH and JOHN FRITCH, of Meadowlands, Chartiers Township,  
Washington County, Pennsylvania, - - - - -

- - - - - parties of the second part:

Witnesseth, that the said parties of the first part, in consideration of One (\$1.00) Dollar

to them now paid by the said parties of the second part, do grant, bargain,  
sell and convey unto the said parties of the second part, their heirs and assigns,  
ALL that certain tract of land situate, lying and being part in Cross-  
Creek Township and part in Smith Township, Washington County, State of  
Pennsylvania, known as the farm of the late Allison Vance, deceased and  
bounded and described as follows to-wit:

BEGINNING at a stone, the corner of lands now or formerly of G. M.  
Cameron and Robert Lyle, Jr.; thence by the lands now or formerly of  
Robert Lyle, Jr. aforesaid, South  $88\frac{1}{2}^{\circ}$  West two perches; thence by the  
same South  $6\frac{1}{2}^{\circ}$  East 53.7 perches; thence by land now or formerly of  
Robert Vance, South  $85\text{-}\frac{3}{4}^{\circ}$  West 97.25 perches; thence by land now or  
formerly of W. Craig Lee, North  $38^{\circ}$  11' East 44.5 perches; thence North  
 $65\frac{1}{2}^{\circ}$  West 51.5 perches; thence by the same South  $88\frac{1}{2}^{\circ}$  West 174.7 perches;  
thence by land now or formerly of the heirs of Thomas Vance, deceased,  
North  $42\frac{1}{2}^{\circ}$  East 80.7 perches; thence by the same North  $24\text{-}\frac{3}{4}^{\circ}$  East

70 perches to the land now or formerly of John S. Vance; thence by the land now or formerly of the said John S. Vance South  $65^{\circ}$  East 145.3 perches; thence by the same North  $57\frac{1}{4}^{\circ}$  East 80.2 perches; thence by land now or formerly of G. M. Cameron aforesaid South  $1\frac{1}{2}^{\circ}$  East 98 perches to a stone at the place of beginning. Containing 160 acres and 137 perches.

EXCEPTING and RESERVING, however, from this conveyance all prior conveyances as to right-of-ways made heretofore and also the exceptions and reservations contained in prior conveyances.

Also excepting and reserving from this conveyance all the Pittsburgh or river vein of coal with mining rights as conveyed by J. D. Vance, et al., to J. B. Henderson by deed dated December 18, 1911 in Deed Book, Vol. 395, page 177.

BEING the same tract of land conveyed to Jose Fernandez and Celia Fernandez, his wife, by deed of Thomas T. Ellsworth and Katharina Ellsworth, his wife, by deed dated November 14, 1945, and recorded in the Recorder's Office of Washington County, Pennsylvania, in Deed Book Vol. 696, page 618.



with the appurtenances: **To Have and to Hold** the same unto and for the use of the said parties of the second part their heirs and assigns forever,

And the said Jose Fernandez and Celia Fernandez, his wife, - - - - -

for themselves, their heirs, executors and administrators covenant with the said parties of the second part their 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:

*E. J. Simanona*

*Jose Fernandez* ..... SEAL

*Celia Fernandez* ..... SEAL

Celia Fernandez ..... SEAL

..... SEAL

..... SEAL

..... SEAL

..... SEAL

..... SEAL

..... SEAL

..... SEAL

..... SEAL

..... SEAL



Commonwealth of Pennsylvania, }  
County of WASHINGTON } SS:

On this the 3 day of April, A. D. 1948, before me the undersigned officer, personally appeared

JOSE FERNANDEZ and CELIA FERNANDEZ, 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 purposes therein contained.

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

*Robert G. Cassidy*

ROBERT G. CASSIDY, Notary Public  
PENNSYLVANIA  
(Title of Officer)  
My Commission Expires February 23, 1949

My commission expires



Commonwealth of Pennsylvania, }  
 County of ..... } SS:  
 On this ..... day of  
 A. D. 19 ....., before me  
 in and for said .....  
 came the above named

State of  
 County of  
 On this, the ..... day of ..... 19  
 before me  
 the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the  
 person whose name ..... subscribed to  
 the within instrument, and acknowledged that  
 he executed the same for the purposes  
 therein contained.

and acknowledged the foregoing Indenture to be  
 act and deed, to  
 the end that it may be recorded as such.  
 Witness my hand and seal.

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

.....  
 Title of Officer.

My Commission Expires ..... 19 .....

**Certificate of Residence**

I, ..... do hereby certify that the grantees'  
 precise residence is Meadowlands, Chartiers Township, Washington County, Pa.

Witness my hand this 6 day of April 19 48.

*Ed. ...*

Recorded  
 2468  
 Number

**Deed,**

Vol. (Adopted) Page

From

JOSE FERNANDEZ, UX.  
 APR 6 2 49 PM 1948  
 COPIED BY *mc*  
 COMPARED BY *pp*  
 JOSEPH FRITCH and JOHN FRITCH.

Fees, \$ .....

EDWARD V. SCLAMMANA,  
 ATTORNEY AT LAW  
 WASHINGTON TRUST BLDG.  
 WASHINGTON, PA.

P. O. Nally Co., Law Blank Publishers, 415 Grant St., Pgh. 19, Pa.

Commonwealth of Pennsylvania, }  
 County of Washington } SS:

Recorded on this 6th day of April  
 A. D. 19 48, in the Recorder's office of the said County, in Deed Book,  
 Volume 738, page 430

Given under my hand and the seal of the said office, the day and year  
 aforesaid.

*William B. Smith*

Recorder.



Certificate As To Residence.

The undersigned hereby certifies that the precise residence of the grantee herein named is/are as follows: 205-2nd Ave Langeloth  
Box 76



By Bloom & Bloom  
Master C England

520  
**Deeds**

From

THOMAS T. ELLSWORTH et ux.

To

JOSE FERNANDEZ et ux.

Dated ..... 19  
Recorded, Vol. .... page .....

RECORDER OF DEEDS, MAIL TO:

NOV 14 1945  
WILLIAM SMITH  
RECORDER  
COPIED BY  
K.M.  
B.C.N.

BLOOM & BLOOM

Smith Bros. Co. Inc. Printers and Publishers  
208-212 Grant Street, Pittsburgh, Pa.

Commonwealth of Pennsylvania, } ss:  
County of Washington

Recorded on this 14th day of November  
A. D. 1945, in the Recorder's Office of the said County, in Deed  
Book Vol. 695 page 618

Given under my hand and the seal of the said office.

William D. Smith  
Recorder.