

Prepared By and After Recording Return to:	Send Tax Statements to Grantee (Name and Address):
_____	_____
_____	_____
_____	_____
County Parcel Identification Number:	

FIDUCIARY DEED

THIS INDENTURE, made the _____ day of _____, 20____,

BETWEEN _____ and _____,
 acting as Executors of the Estate of _____, hereinafter called the
 Grantors, parties of the first part

and

_____, hereinafter called the Grantee(s), party of the second part,

WITNESSETH, that the said Grantors, pursuant to the obligations of their office, have granted, bargained, and sold, released and confirmed, and by these presents does grant, bargain and sell, release and convey with fiduciary covenants unto the said Grantee(s) and assigns, all of the following described property located in _____ County, Commonwealth of Pennsylvania, to wit:

[INSERT DESCRIPTION]

GRANTORS do for Grantors and Grantor’s successors and assigns forever hereby covenant with GRANTEE that Grantors are duly qualified to act in Grantor’s official capacity; that the Grantor s have full power and authority in Grantor’s official capacity and/or by virtue of an order of a court of probate to bargain and sell the above described premises; and, that Grantors or Grantor’s successors shall warrant and defend the granted premises to the Grantee against all claims and demands of any person or persons claiming under the Grantors.

As used herein the term "party" shall be deemed to include all signatories to this deed and shall therefore include "parties".

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 ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

IN WITNESS WHEREOF, the said Grantor(s) have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US:

Witness:

Signature

Type or Print Name

Signature

Type or Print Name

Grantor

Type or Print Name

Grantor

Type or Print Name

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

PARTY OF THE SECOND PART

Grantee

WITNESS:

Type or Print Name

Commonwealth of Pennsylvania
County of _____

On this, the _____ day of _____, 20____ 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 or she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

Title of Officer

My Commission Expires: _____

Commonwealth of Pennsylvania
County of _____

Recorded on this _____ day of _____, A.D., 20_____, in the Recorder's office of the said County, in Deed Book, Volume _____, page _____.

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

Recorder

Grantor(s) Name, Address and phone:	Grantee(s) Name, Address and Phone:
_____	_____
_____	_____
_____	_____
_____	_____