



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

Instrument Number: 2019-4412

BK-DE VL-17523 PG-212

Recorded On: February 20, 2019 As-Deed

Parties: VILLAGE AT SWEETWATER ASSOCIATES

To VILLAGE AT SWEETWATER HOMEOWNERS ASN INC

of Pages: 8

Comment:

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

Deed 166.75
 0
 0
 Total: 166.75

Realty Transfer Stamp

Department of Real Estate Stamp

Affidavit Attached-Yes	Stamp Num-T71739
SEWICKLEY	EXEMPT
Ward-99-NO WARD	
	Value 0.00
Commonwealth of Pennsylvania	0.00
Munic-Sewickley Boro	0.00
School District-Quaker Valley	0.00
Munic-Penalty	0.00
Munic-Interest	0.00
School-Penalty	0.00
School-Interest	0.00

Certified On/By-> 02-19-2019 / S B
0421F00297000000

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: 2019-4412
 Receipt Number: 3542568
 Recorded Date/Time: February 20, 2019 09:18:28A
 Book-Vol/Pg: BK-DE VL-17523 PG-212
 User / Station: J Clark - Cash Super 06

VILLAGE ST SWEETWATER H O A
 RJ COMMUNITY MGMT
 20475 ROUTE 19
 CRANBERRY TP PA 16066



Jerry Tyskiewicz
 Jerry Tyskiewicz, Director
 Rich Fitzgerald, County Executive

Nail-To:
Village at Sweetwater HOA
10 R; Community Mgt.
20475 Route 19
Cranberry Twp., PA 16066

357280 DRE Certified
19-Feb-2019 02:02PM Int By: S.P.
Parcel ID No. 421-F-297

DEED

MADE the 28th day of February 2018

BETWEEN

THE VILLAGE AT SWEETWATER ASSOCIATES, a Pennsylvania general partnership comprised of Beaver Hall Associates, LP, a Pennsylvania limited partnership, and Sweet-Beaver, LLC, a Pennsylvania limited liability company

(collectively hereinafter "GRANTOR"),

A
N
D

VILLAGE AT SWEETWATER HOMEOWNERS ASSOCIATION, INC. a Pennsylvania nonprofit corporation
(hereinafter "GRANTEE");

WITNESSETH, that the said Grantor, for and in consideration of the sum of One and 00/100 Dollar (\$1.00), lawful money of the United States of America, to it in hand paid by the said Grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, released, conveyed, and confirmed, and by these presents does grant, bargain, sell, release, convey and confirm, unto the said Grantee, Grantee's heirs and assigns, forever.

ALL that certain lot or parcel of ground situate in the Borough of Sewickley, County of Allegheny, Commonwealth of Pennsylvania, being designated as Open Space Parcel in the Village at Sweetwater Plan of Lots as recorded in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume 271 at Page 31.

TOGETHER, with the appurtenances.

Tax ID / Parcel No.: 421-F-297.

UNDER AND SUBJECT to any reservation of coal and mining rights, oil and gas leases, rights of way, easements, covenants, restrictions, water rights and other matters now existing or appearing of record and other presently existing conditions of the property, surface and subsurface, including but not limited to, the Declaration, recorded in the Department of Real Estate of Allegheny County, Commonwealth of Pennsylvania, in Deed Book Volume 14584, at Page 33, as amended by that Amended and Restated Declaration recorded in the Department of Real Estate of Allegheny County, Commonwealth of Pennsylvania, in Deed Book Volume 14976, at Page 348.

BEING a portion of the same property conveyed to the Grantor herein by Deed of **BEAVER HALL ASSOCIATES L.P.**, a Pennsylvania limited partnership, by **BEAVER HALL MANAGEMENT, LLC**, its general partner, recorded in the Department of Real Estate of Allegheny County, Commonwealth of Pennsylvania, in Deed Book Volume 14581, at page 32.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, unto and for the use of the said Grantee, Grantee's heirs and assigns, FOREVER.

AND, said Grantor, does hereby **WARRANT SPECIALLY**, the property hereby conveyed.

NOTICE: THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE 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 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.]

WITNESS the due execution hereof as of the day and year first above written.

THE VILLAGE AT SWEETWATER
ASSOCIATES, a Pennsylvania general partnership

By: BEAVER HALL ASSOCIATES L.P., a
Pennsylvania limited partnership and one of the
general partners of The Village at Sweetwater
Associates

WITNESS:

By: BEAVER HALL MANAGEMENT,
LLC, a Pennsylvania limited liability
company and the sole general partner of
Beaver Hall Associates L.P.



A handwritten signature in blue ink, appearing to read "Mark G. Zappala", written over a horizontal line.

By: 
Mark G. Zappala

By: SWEET-BEAVER, LLC, a Pennsylvania
limited liability company and one of the general
partners of The Village at Sweetwater Associates



A handwritten signature in blue ink, appearing to read "Edward M. Gillespie", written over a horizontal line.

By: 
Edward M. Gillespie, Manager

STATUTORY BITUMINOUS MINE SUBSIDENCE NOTICE

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, AS AMENDED 1980, OCT. 10, P.L. 874, NO. 156 §1.



WITNESS



GRANTEE

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF ALLEGHENY) SS:

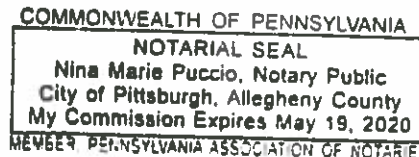
NOW, this 28th day of February 2018, before me, the undersigned Notary Public, appeared Edward M. Gillespie, who acknowledged himself to be manager of SWEET-BEAYER, LLC, a general partner of VILLAGE AT SWEETWATER ASSOCIATES, a Pennsylvania general partnership, and he, as such manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of SWEET-BEAYER, LLC by signing the name of the limited liability company by himself as manager thereof.

IN WITNESS WHEREOF, I hereto set my hand and official seal.

Nina Marie Puccio

Notary Public
My Commission expires: May 19, 2020

ACKNOWLEDGMENT



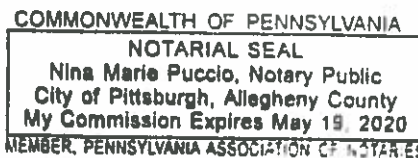
COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF ALLEGHENY) SS:

NOW, this 28th day of February 2018, before me, the undersigned Notary Public, appeared Mark G. Zappala, who acknowledged himself to be manager of Beaver Hall Management, LLC, a Pennsylvania limited liability company and sole general partner of Beaver Hall Associates LP, a Pennsylvania Limited Partnership, and a general partner of THE VILLAGE AT SWEETWATER ASSOCIATES, a Pennsylvania general partnership, and he, as such manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of Beaver Hall Management, LLC by signing the name of the limited liability company by himself as manager thereof.

IN WITNESS WHEREOF, I hereto set my hand and official seal.

Nina Marie Puccio

Notary Public
My Commission expires: May 19, 2020



CERTIFICATE OF RESIDENCE

I do hereby certify that the tax bill address of the within named grantee/s is

Village at Sweetwater
HOA Inc.

Name/Mortgage Company

HOA Board of Directors

In care of (if required)

20475 Route 19

Address

Cranberry Twp. PA 16066
City, State and Zip Code

I do hereby certify that the Owner mailing address of the within named grantee/s is

Village at Sweetwater
HOA Inc.

Name/Mortgage Company

HOA Board of directors

In care of (if required)

20475 Route 19

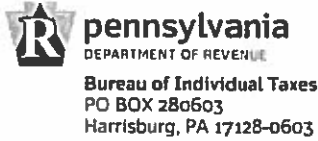
Address

Cranberry Twp. PA 16066
City, State and Zip Code

Witness my hand this 24 day of July 2018.

[Signature] Secretary

[Signature] President



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

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 Kelly Ligon, Village at Sweetwater Community Manager		Telephone Number: (412) 527-8557	
Mailing Address 20475 Route 19	City Cranberry Twp.	State PA	ZIP Code 16066

B. TRANSFER DATA

Grantor(s)/Lessor(s) The Village at Sweetwater Associates		
Mailing Address Three Gateway Center, Suit 200 (c/o Frank Zappala)		
City Pittsburgh	State PA	ZIP Code 15222

C. Date of Acceptance of Document

03/01/18

Grantee(s)/Lessee(s) Village at Sweetwater Homeowners Association, Inc.	
Mailing Address 20475 Route 19	
City Cranberry Twp.	State PA
ZIP Code 16066	

D. REAL ESTATE LOCATION

Street Address Open Space Parcel off Beaver Street		City, Township, Borough Sewickley Borough	
County Allegheny County	School District Quaker Valley	Tax Parcel Number 421-F-297	

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 0.00	5. Common Level Ratio Factor X 1.14	6. Fair Market Value = 0.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100.00	1c. Percentage of Grantor's Interest Conveyed 100.00
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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.) **Assessed Value Zero; transfer is from a developer to an HOA**

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 <i>Kelly Ligon</i>	Date 1/8/19
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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.