

ALL that certain lot of land, together with improvements erected thereon, situate in the Borough of Coalport, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEGINNING at a post on the corner of Spruce and Railroad Streets; thence Westward by Spruce Street, 150 feet to a post on Main Street; thence Northward by Main Street, 50 feet to a post; thence Eastwardly by line of Lot No. 77, 150 feet to a post on Railroad Street; thence southwardly by Railroad Street, 50 feet to a post and place of beginning. Being known as Lot No. 76 in the general plan of the Borough of Coalport, having thereon erected a three-story brick hotel building, a two-story frame dwelling and a one-story concrete garage building.

UNDER AND SUBJECT to the exceptions, reservations, restrictions and conditions as are contained in prior deeds of conveyance.

BEING the same premises title to which became vested in Stanley J. Bandrowsky and Diane N. Bandrowsky, his wife, by deed of James R. Huff, II, Esquire, Interim Trustee in Bankruptcy for David Charles Hamilton and Ann Hamilton, his wife, dated May 19, 1986, and recorded on June 24, 1986, in the Office of the Recorder of Deeds in and for Clearfield County, Pennsylvania, in Decd Book Volume 1090 at Page 307. The said Stanley J. Bandrowsky died on February 23, 2004, whereby title to said premises became vested in Diane N. Bandrowsky as surviving tenant by the entireties.

Parcel Identification No. 5-817-346-15

NOTICE

The undersigned grantee (grantees) hereby certifies that he/they know and understand that he/they may not be obtaining the right of protection against subsidence resulting from coal mining operations, and that the purchased property may be protected from damage due to mine subsidence by a private contract with the owners of the economic interests in the coal.

Witness signatures of grantee (grantees) this 16th day of May, 2005.

Raymond J. Winkler
Witness

Klausen O. Kain (SEAL)
Helena K. Kain (SEAL)

GRANTOR HEREIN STATES THAT THE HEREINABOVE DESCRIBED PROPERTY IS NOT PRESENTLY BEING USED FOR DISPOSAL OF HAZARDOUS WASTE NOR TO THE BEST OF HER KNOWLEDGE, INFORMATION AND BELIEF HAS IT EVER BEEN USED FOR THE DISPOSAL OF HAZARDOUS WASTE. THIS STATEMENT IS MADE IN COMPLIANCE WITH THE SOLID WASTE MANAGEMENT ACT NO. 1980-97, SECTION 405.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND THE 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.

And the grantor does hereby covenant and agree that she will warrant generally the premises hereby conveyed.

In Witness Whereof, said grantor has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Janet Ann Smith)
_____)

Diane N. Bandrowsky (SEAL)
Diane N. Bandrowsky
_____ (SEAL)

State of Pennsylvania)
County of Cambria) ss:

On this, the 14th day of May, 2005, before me, the undersigned officer, personally appeared DIANE N. BANDROWSKY, widow, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Janet Ann Smith (SEAL)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Janet Ann Smith, Notary Public
Croyde Twp., Cambria County
My Commission Expires Aug. 27, 2008
Member, Pennsylvania Association Of Notaries

NOTARY PUBLIC
Title of Officer

I hereby certify that the precise residence of the within Grantor is 1201 Lincoln Avenue, Tyrone, Pennsylvania 16686.

... May 16, _____, 2005.

Raymond J. Wendelker
For Grantor Raymond J. Wendelker

Prepared by
PAWLOWSKI, BILONICK & LONG
603 North Julian Street, P.O. Box 658
Ebensburg, PA 15931



Joyce Dalton <joycedaltonremax@gmail.com>

908 main street coalport, pa.

1 message

HOMER KANN ~~XXXXXXXXXXXXXXXXXXXX~~

Wed, May 1, 2019 at 7:59 AM

To: Joyce Dalton <joycedaltonremax@gmail.com>

ground floor eff. apt #1
300 +/- sq. ft.
one bath living room area one bedroom one eat in kitchen closet room
\$550 all inclusive

store front retail area ground floor
840 sq. ft +/-
currently laundromat being relocated to yrone, Pa

Interested business owner wants to lease and move her shop here.
for \$800. she pays heat Or \$1000/mo. if i supply heat and elect.

i would pay s&w in both cases.

the 4 u-store it spaces are currently rented by thrift shop for storage. \$40 a mo.

DUPLEX SEPERATE BLDG. UNIMPROVED NEW ROOF 2004 +/- SOLID BUILT GOOD DRY WALK IN
BASEMENT 850 SQ. FT. PER FLOOR
EACH WITH 2 BEDROOM 1 KIT, 1 LIVING ROOM NO RENT

TWO CAR GARAGE NEW ROOF 2004+/- AS IS.

SECOND FLOOR OF OLD HOTEL:

B&B #1 UPGRADED READY TO RENT
ONE BEDROOM ONE BATH
\$75. PER NIGHT WHEN RENTED.
210 SQ. FT.

B&B 2-3 RENTED LEASED TILL FEB 2020
TWO ROOMS WITH BATH \$375. / MO.
ALL INCLUSIVE

ROOMS 4, 5, 6,
STORAGE ONLY UNIMPROVED NO RENT

DINING ROOM WITH STONE FIRE PLACE 450 SQ. FT. READY TO GO.

APT. 8 OLD KITCHEN AREA WITH TWO BEDROOMS AND ONE BATH

PARTIALLY IMPROVED NOT RENTED 480 SQ. FT.

APT. 7 NICEST APT. 1 BATH 2 BEDROOMS LIVING ROOM AREA
480 SQ. FT. \$550 RENT THEY PAY HEAT I PAY ELECT. S AND W TRASH
LEASE IS UP DEC 2019

THIRD FLOOR
TWO APARTMENTS UNFINISHED ONE 480 SQ. FT ONE 320 SQ. FT.

APT 10 READY TO RENT NEEDS CLEANING \$400 NORMAL RENT
2 BEDROOMS ONE KIT ONE LIVING ROOM ONE BATHROOM

APT 11 EFFECENCY

908 Main St, pg 2 of 2

UPGRADED NEEDS CLEANED NEW BATHROOM DOOR \$375 NORMAL RENT

300 SQ. FT.

APT. 12 RENTED \$375 THEY PAY HEAT AND ELECT I PAY TRASH AND S&W
LEASE IS UP JAN 2020. GOOD RENTORS

520 SQ. FT.

BLDG. COMPLETE RUBBER ROOF SYSTEM 2003 PORCHES TOO,

BEHIND THE APT #8 OLD RETAIL ROOM GROUND FLOOR ELEVATION

UNIMPROVED NEW RUBBER ROOF OVER THE ROOM 230 SQ. FT. STREET AND REAR ENTRANCES. COULD
BE USED AS A SEPERATED STORE RENTAL OR OFFICE. NOT RENTED.

ALL WINDOWS WERE REPLACED. 4 WINDOWS NEED INSTALLED IN APT 8 WHICH ARE ON HAND TO DO,
WINDOWS UNDER BACK PORCH NOT SCHEDULED TO BE REPLACED. GOOD CONDITION.

END OF BLDG. 908