

From: **HOMER KANN**

Date: Wed, May 1, 2019

Subjec 825 MAIN ST COALPORT, PA

Joyce Dalton <joycedaltonremax@gmail.com>

APT 1 THREE YEAR RESIDENT SECOND FLOOR \$450. MO.

THEY PAY ELECT AND HEAT I PAY S&W & TRASH
2 BEDROOMS 2 BATH 1 LIVING ROOM I EAT IN KITCHEN WASHER AND DRYER HOOK UP.
MONTH TO MONTH NOW. 480 SQ. FT.

APT 2 WAS SINGLE ROOM NOW MY UTILITY ROOM. NO RENT

APT3

2 BEDROOM ONE EAT IN KITCHEN ONE BATHROOM ONE UTILITY ROOM WITH W AND
DRYER HOOK UPS.
480 SQ. FT \$475 RENT LEASED TILL FEB 2020

I PAY S&W AND TRASH THEY PAY ELECT. AND HEAT

APT 4

420 SQ. FT WITH 400 SQ. FT ATTIC SPACE OVER APT. AREA.
\$405 / MO. SHE PAYS HEAT AND ELECT,... I PAY TRASH AND S&W
ONE EAT I N KITCHEN LIVING ROOM ONE BEDROOM ONE BATH

THREE YEARS RESIDENT NOW MO. TO MO.

APT .5

400 SQ. FT. \$375 RENT LEASED TILL JAN 2020

ONE EAT IN KITCHEN ONE LIVING ROOM ONE BEDROOM ONE BATHROOM

THEY PAY ELECT AND HEAT I PAY S&W AND TRASH

GROUND FLOOR RETAIL SPACE 2200 - 2300 SQ. FT.

RENTED TO A BRIDAL SHOP OCCUPYING BOTH STORE FRONT AREAS.

TWO ELECT METERS HEAT AND ELECTRIC PAID BY RENTOR.

I PAY S&W WATER THEY PAY TRASH

LEASE IS UP IN SEPT.,

THEY PAY \$800 A MONTH AND THAT WILL INCREASE TO \$1200 A MONTH THERE AFTER.

THERE IS A EMPLOYEE 1/2 BATHROOM FOR THE TWO RENTORS USE ONLY.

THIRD FLOOR IS VACANT AND IS NOT OCCUPIED.

SERVED AS A MASONIC LODGE FOR 30 YEARS .

FIRE ESCAPE WAS REMOVED AND ONLY HAS ONE STAIR CASE ENTRANCE.

THE THIRD FLOOR WAS FORMERLY AN "OPERA HOUSE:" SERVING THE COMMUNITY. LATE 1980'S BUILT.

NEW ROOF ON ENTIRE BLDG. 2004

THIRD FLOOR COULD BE USED WITH A FIRE ESCAPE TO BE BUILT. FIRE ESCAPE DESIGNS ARE LESS RESTRICTED THAT IN THE PAST. THEY CAN BE MADE OUT OF WOOD NOW VERSES METAL FIRE ESCAPES. TWO OR THREE APARTMENTS COULD OCCUPY THE UNUSED SPACE.

SOLID CONSTRUCTION.

BASEMENT IS OLD AND HOUSES A 5 YEAR OLD OIL FURNACE WHICH THE WEDDING SHOP PAYS FOR OIL. OWNER MAINTAINS FURNACES REPAIRS.

THIS CONCLUDES BLDG.825 MAIN ST COALPORT, PA.

DEED

Made the 16th day of May in the year of Two Thousand Five (2005)

BETWEEN KEVIN L. GATES, single, of P.O. Box 223, 819 Main Street, Coalport,
Pennsylvania 16627, GRANTOR,

AND

HOMER S. KANN and DEBRA K. KANN, husband and wife, of 1203 Lincoln Avenue,
Tyrone, Pennsylvania 16686, GRANTEES.

WITNESS, that in consideration of
the receipt of such consideration having been acknowledged,
the GRANTOR grants and conveys to the GRANTEES, their heirs and assigns,

ALL that certain lot of ground situate in Coalport Borough, Clearfield County,
Pennsylvania, bounded and described as follows:

On the South by Turtle Alley; on the West by Lot No. 167; on the North by Main Street
and on the East by Lot No. 165. Fronting 50 feet on Main Street and running back 150
feet to Turtle Alley and known as Lot No. 166 in the general plan of the said Borough,
recorded in Miscellaneous Book 7, Page 247.

This parcel of land is further identified on the Clearfield County Tax Assessment Records
Tax Map No. 005.0-H17-349-00011 and Tax Control No. 0050-01919

UNDER AND SUBJECT TO:

- (a) Any and all exceptions, reservations, covenants, agreements, conveyances and restrictions which affect the premises and are visible by inspection of the premises.
- (b) Any and all exceptions, reservations, covenants, agreements, conveyances and restrictions contained in any and all prior deeds, grants and conveyances affecting the premises.

BEING THE SAME PREMISES TITLE TO WHICH became vested in Kevin L. Gates, by deed
of A. Glenn Bowman and T. Marlene Bowman, husband and wife, dated June 16, 2004
and recorded in Clearfield County as Instrument No. 200409662

GRANTOR states that the above property is not presently being used, nor to the best of his knowledge, information and belief, has it ever been used for the disposal of hazardous wastes. This statement is made in compliance with the Solid Waste Management Act No. 1980-97, Section 405.

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 Winkler
Witness

Homer Kana
Hilma K. Kana

(SEAL)

(SEAL)

THIS DOCUMENT MAY 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 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.

The GRANTOR covenants and agrees to **GENERALLY WARRANT** the property described above.

The GRANTOR has signed, sealed and delivered this instrument in the presence of witnesses the day and year first written above.

Signed, sealed and delivered
in the presence of

Raymond Winkler)
)

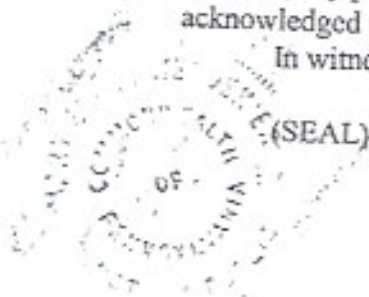
Kevin L. Gates (SEAL)
KEVIN L. GATES

ACKNOWLEDGMENT

State of Pennsylvania)
) ss
County of Cambria)

On this the 16th day of May, 2005, before me, a notary public, the undersigned officer, personally appeared KEVIN L. GATES, single, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes contained herein.

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



(SEAL) COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary Ellen Wendekier, Notary Public
Preston Boro, Cambria County
My Commission Expires Nov. 13, 2008
Member, Pennsylvania Association Of Notaries

Mary Ellen Wendekier
NOTARY PUBLIC

CERTIFICATE OF RESIDENCE

I certify that the precise address of the GRANTEEES is 1203 Lincoln Avenue, Tyrone, Pennsylvania 16686.

THE LAW OFFICE OF RAYMOND J. WENDEKIER

May 16, 2005

By: *Raymond J. Wendekier*
ATTORNEY FOR THE GRANTEEES