



60 2020 00032475

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

Instrument Number: 2020-32475

BK-DE VL-18226 PG-499

Recorded On: November 16, 2020 As-Deed

Parties: RYDAK THOMAS

To BECKWITH SHIRAS P

# of Pages: 6

Comment:

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

Deed 181.75  
0  
0  
Total: 181.75

**Realty Transfer Stamp**

**Department of Real Estate Stamp**

Affidavit Attached-No	Stamp Num-T129429
<b>SWISSVALE</b>	
Ward-99-NO WARD	
Value	25,000.00
Commonwealth of Pennsylvania	250.00
Munic-Swissvale Boro	125.00
School District-Woodland Hills	125.00
Munic-Penalty	0.00
Munic-Interest	0.00
School-Penalty	0.00
School-Interest	0.00
	500.00

Certified On/By-> 11-02-2020 / Scott Stickman
0177R00279000000

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: 2020-32475  
Receipt Number: 3838362  
Recorded Date/Time: November 16, 2020 03:00:19P  
Book-Vol/Pg: BK-DE VL-18226 PG-499  
User / Station: M Ward-Davis - CASH 04

SHIRAS P BECKWITH  
109 E 9TH ST 2E  
NEW YORK NY 10003



*Jerry Tyskiewicz*  
Jerry Tyskiewicz, Director  
Rich Fitzgerald, County Executive

6  
5

Prepared By:  
Everest Settlement  
2250 Babcock Boulevard  
Pittsburgh, PA 15237

[Space Above This Line For Recording  
Data]

**THIS INDENTURE**

MADE this 27 day of OCTOBER, 2020

**BETWEEN**

THOMAS RYDAK AND SON HUI RYDZAK, HUSBAND AND WIFE  
(hereinafter called "Grantor")

**AND**

SHIRAS P. BECKWITH AND AMY-BETH C. GARTRELL, AS JOINT TENANTS WITH  
THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON  
(hereinafter called "Grantee")

**WITNESSETH**, That the said Grantor in consideration of

**TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00),**

*Paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, does  
grant, bargain, sell and*

*Convey to the said Grantee their heirs and assigns*

See Exhibit A attached hereto and made a part hereof.

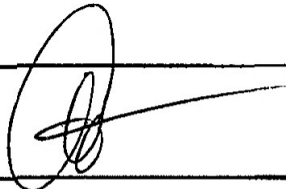
**UNDER** and subject to reservations, restrictions, easements and rights of way as  
recorded in prior instruments of record.


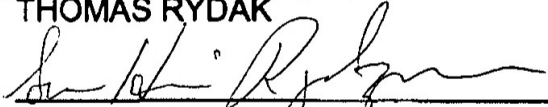
*With the appurtenances: To Have and To Hold the same to and for the use of the said Grantee their heirs and assigns forever, and the Grantor for its successors and assigns hereby covenant and agree that it will Warrant SPECIALLY the property hereby conveyed.*

NOTICE-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. [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 hand and seal of the said Grantor.*

WITNESS:

  
\_\_\_\_\_

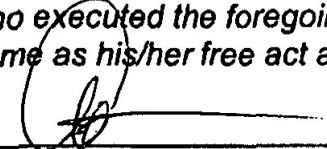
  
\_\_\_\_\_  
THOMAS RYDAK  
  
\_\_\_\_\_  
SON HUI RYDZAK

COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF Allegheny )

)SS:

On this 30 day of October, 2020 before me personally appeared THOMAS RYDAK and SON HUI RYDZAK known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

  
\_\_\_\_\_  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Ann M. Copeland, Notary Public  
Allegheny County  
My commission expires January 28, 2023  
Commission number 1260442  
Member, Pennsylvania Association of Notaries

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.



SHIRAS P. BECKWITH



AMY-BETH C. GARTRELL

**CERTIFICATE OF RESIDENCE**

I do hereby certify that the Tax Billing Address of the within named grantee(s) is:

SHIRAS BECKWITH  
Name or Mortgage Company

109 E. 9TH ST #2E  
Address

NEW YORK, NY 10003  
City, State and Zip Code

*Jessica Breen*

I do hereby certify that the Owner Mailing Address of the within named grantee(s) is:

SHIRAS BECKWITH  
Name

109 E. 9TH ST #2E  
Address

NEW YORK, NY 10003  
City, State and Zip Code

**DEED**

From

THOMAS RYDAK AND SON HUI RYDZAK, HUSBAND AND WIFE

To

SHIRAS P. BECKWITH AND AMY-BETH C. GARTRELL, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

**AFTER RECORDING MAIL TO:**

SHIRAS P. BECKWITH AND AMY-BETH C. GARTRELL, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON  
109 E 9TH STREET, #2E  
NEW YORK, NY 10003

## **EXHIBIT "A"**

All that certain lot or piece of ground situate in the Borough of Swissvale, County of Allegheny and Commonwealth of Pennsylvania, being known as part of Lots 8 and 9 in J.H. Hamnett Revised Plan of Lots, as recorded in the Recorder's Office of Allegheny County, Pennsylvania, in Plan Book Volume 21, Page 203, and being more fully bounded and described as follows, to wit:

Beginning at a point on the Westerly side of Delmar Way, distant South 56 degrees 40' West, 48.04 feet from the Northwest corner of Braddock Avenue and Delmar Way; thence along said side of Delmar Way, South 56 degrees 40' West, a distance of 16 feet to a point; thence North 33 degrees 11' West and through the center line of a party wall common to dwellings known as 7483 and 7485 Delmar Way, a distance of 66 feet to a point on the line dividing lots Nos. 9 and 11 in said Plan; thence along said dividing line, North 62 degrees 11' East, a distance of 16.06 feet to a point; thence South 33 degrees 11' East and through the center line of a party wall common to dwellings known as 7485 and 7487 Delmar Way, a distance of 64.52 feet to the place of beginning.

TOGETHER with and subject to rights of adjoining owners in a party wall.

TOGETHER with and subject to all Rights of Way of record, including the use in common with this property and properties known as and numbered 7483, 7487, 7489 and 7491 Delmar Way, of an easement of passage for egress, ingress and regress at all times to and from Braddock Avenue, over and upon all that certain lot or piece of ground situate in the Borough of Swissvale, County of Allegheny and Commonwealth of Pennsylvania, being part of Lot No. 9 in J.H. Hamnett's Revised Plan of Lots, recorded in the Recorder's Office of Allegheny County in Plan Book Volume 21, Page 203, bounded and described as follows, to wit:

Beginning at a point on the Southerly side of Braddock Avenue at the dividing line between Lots Nos. 9 and 10, 11 and 12 in said Plan; thence along said side of Braddock Avenue, South 33 degrees 11' East, a distance of 3.01 feet to a point; thence through Lot No. 9, South 62 degrees 11' East, a distance of 3.01 feet to a point; thence through said Lot No. 9, North 33 degrees 11' West, a distance of 3.01 feet to the dividing line between Lots Nos. 9 and 10, 11 and 12; thence along said dividing line, North 82 degrees 11' East, a distance of 80.30 feet to Braddock Avenue, at the place of beginning.

TAX ID / PARCEL NO. 177-R-279

Being the same premises which Michelle Ledbetter, single by Deed dated November 15, 1999 and recorded November 29, 1999 in Allegheny County in Deed Book Volume 10638 Page 356 conveyed unto Thomas Rydzak and Son Hui Rydzak, husband and wife, in fee.