



60 2024 00000454

Allegheny County
Jessica Garofolo
Department of Real Estate
Pittsburgh, PA 15219

Instrument Number: 2024-454

BK-DE VL-19542 PG-545

Recorded On: January 05, 2024

As-Deed

Parties: SANTORO FRANK

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-Yes	Stamp Num-T414
SWISSVALE	
Ward-99-NO WARD	
	Value 47,763.00
Commonwealth of Pennsylvania	477.63
Munic-Swissvale Boro	238.82
School District-Woodland Hills	238.81
Munic-Penalty	0.00
Munic-Interest	0.00
School-Penalty	0.00
School-Interest	0.00
	955.26

Certified On/By-> 01-05-2024 / Angela Gans
0177R00278000000

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: 2024-454
 Receipt Number: 4319989
 Recorded Date/Time: January 05, 2024 08:52:38A
 Book-Vol/Pg: BK-DE VL-19542 PG-545
 User / Station: S Williams - CASH 05

ALBERT P CARUSO ESQ
 285 E WATERFRONT DR
 STE 160
 HOMESTEAD PA 15120



Jessica Garofolo, Director
Sara Innamorato, County Executive

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FROM: FRANK SANTORO AND DANA SANTORO
TO: SHIRAS P. BECKWITH AND AMY-BETH C. GARTRELL
MAIL TO: Albert P. Caruso, Esq., 285 E. Waterfront Dr., Suite 160, Homestead, PA 15120

[Space above this line for recording]

Special Warranty Deed

This Indenture, made the 3rd day of January, 2024, between

FRANK SANTORO AND DANA SANTORO, husband and wife, grantor(s),

and

SHIRAS P. BECKWITH AND AMY-BETH C. GARTRELL, husband and wife, grantee(s)

Witnesseth, that said GRANTOR(S) for and in consideration of the sum of One and No/100 (\$1.00) Dollar, paid to the GRANTOR(S) by the GRANTEE(S), do grant, bargain, sell and convey unto the said GRANTEE(S), its successors and assigns,

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

BEGINNING at a point in the Northerly side of Delmar Way thirty-two and one hundredths (32.01) feet Westwardly from the Northwest corner of Braddock Avenue and Delmar Way; thence Northwardly in part through the center of a party wall common to properties Nos. 7487 and 7489 Delmar Way sixty-three and two hundredths (63.02) feet to a point in the rear line of Lot No. 10 in said plan; thence South 62° 11' West sixteen and nine hundredths (16.09) feet to a point; thence Southwardly in part through the center of a party wall common to properties nos. 7487 and 7485 Delmar Way sixty four and fifty-two hundredths (64.52) feet to a point on the Northerly side of Delmar Way; thence along the Northerly side of Delmar Way North 56° 40' East, a distance of sixteen and three hundredths (16.03) feet to a point at the place of beginning.

HAVING erected thereon a two story brick house being known as 7487 Delmar Way, Pittsburgh, PA 15218.

Block/Lot # 177-R-278.

BEING the same premises which Kevin M. Kraus, Sheriff, John A. Kearney, Chief Deputy, of the County of Allegheny in the State of Pennsylvania, by Sheriff's Deed dated March 14, 2022, and recorded April 18, 2022, in Deed Book Volume 18867, Page 307, Instrument No. 2022-11736, granted and conveyed unto Frank Santoro.

THIS DEED WAS PREPARED WITHOUT A TITLE SEARCH OR TITLE INSURANCE BEING ISSUED HEREON.

with the appurtenances: To Have and To Hold the same to and for the use of the said GRANTEE(S) his/her/their heirs and assigns forever, And the GRANTOR(S) for his/her/their heirs and assigns hereby covenant and agree that he/she/they will WARRANT SPECIALLY the property hereby conveyed.

THE GRANTOR HEREBY ACKNOWLEDGES THAT THE GRANTOR HAS NOT DISPOSED OF HAZARDOUS WASTE ON THE PROPERTY ABOVE DESCRIBED, NOR, TO THE ACTUAL KNOWLEDGE OF THE GRANTOR, HAS HAZARDOUS WASTE EVER BEEN DISPOSED OF ON THE PROPERTY ABOVE DESCRIBED. THE TERMS "HAZARDOUS WASTE" AND "DISPOSED", AS USED HEREIN, SHALL HAVE, IN ADDITION TO THEIR NORMAL AND CUSTOMARY MEANINGS, THE DEFINITIONS CONTAINED IN THE ADDITION TO THEIR NORMAL AND CUSTOMARY MEANINGS, THE DEFINITIONS CONTAINED IN THE "SOLID WASTE MANAGEMENT ACT", ACT 1980-97. AS USED IN THIS CLAUSE, THE WORD "GRANTOR" MEANS ALL OF THOSE PERSONS, WHETHER ONE OR MORE, WHO ARE THE GRANTORS IN THE INSTRUMENT OF CONVEYANCE IN WHICH THIS CLAUSE IS CONTAINED.

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) has hereunto set hands and seals the day and year first above written.

[Signature]
Witness

[Signature]
FRANK SANTORO

as to both
Witness

[Signature]
DANA SANTORO

STATE/Commonwealth of PA }

COUNTY OF Allegheny }

On this, the 3rd day of January, 2024, before me, a Notary Public, the undersigned officer, personally appeared

FRANK SANTORO AND DANA SANTORO

known to me (or satisfactorily proven) to the person(s) whose name(s) is/are subscribed to the within, instrument, and acknowledged that they exceeded the same for the purposes therein contained.

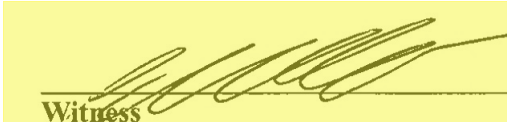


IN WITNESS WHEREOF, I have hereunto set my hand and seal.

[Signature]
Printed Name: _____
Notary Public
My Commission Expires: _____

Commonwealth of Pennsylvania - Notary Seal
Albert P. Caruso, Notary Public
Allegheny County
My commission expires November 22, 2027
Commission number 1024265
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.

WITNESS/ATTEST:

 _____ Witness	 _____ SHIRAS P. BECKWITH
<i>as to both</i> _____ Witness	 _____ AMY-BETH C. GARTRELL

CERTIFICATE OF RESIDENCE

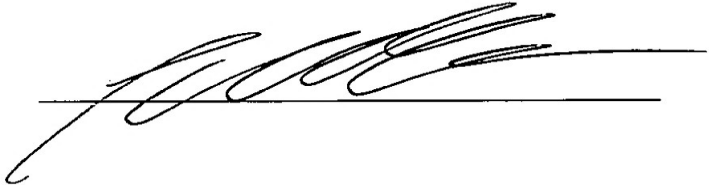
I, hereby certify that the Owner’s Mailing Address is as follows:

**SHIRAS P. BECKWITH AND AMY-BETH C. GARTRELL
109 East 9th St., #2E
New York, NY 10003**

I, hereby certify that the Tax Mailing Address is as follows:

**SHIRAS P. BECKWITH AND AMY-BETH C. GARTRELL
109 East 9th St., #2E
New York, NY 10003**

Witness my hand this 3rd day of January, 2024.



REV-183
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid: _____
Book: _____ Page: _____
Instrument Number: _____
Date Recorded: _____

SECTION I TRANSFER DATA

Date of Acceptance of Document _____

Grantor(s)/Lessor(s) FRANK SANTORO, et ux	Telephone Number	Grantee(s)/Lessee(s) SHIRAS P. BECKWITH, et ux	Telephone Number (212) 228-3740
Mailing Address 7489 Delmar Way		Mailing Address 109 East 9th St., #2E	
City Pittsburgh	State PA	ZIP Code 15218	City New York
			State NY
			ZIP Code 10003

SECTION II REAL ESTATE LOCATION

Street Address 7487 Delmar Way	City, Township, Borough Swissvale
County Allegheny	School District Woodland Hills
	Tax Parcel Number 177-R-278

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 26,100.00	5. Common Level Ratio Factor x 1.83	6. Computed Value = 47,763.00

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 0.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
 - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
 - 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 (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Albert P. Caruso, Esq.	Telephone Number (412) 464-2230
Mailing Address 285 E. Waterfront Dr., Suite 160	City Homestead
	State PA
	ZIP Code 15120

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 _____ Date 1-3-24

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

