

Prepared By
Vicki Kelly
2378 Stuart Avenue
Gibsonia, Pennsylvania
15044

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PROPERTY TRANSFER DEED

State of **Pennsylvania**
County of **Allegheny**

KNOW ALL MEN BY THESE PRESENTS:

This Property Transfer Deed is made and entered into this December 23, 2030, by **Barbara Hawkins**, a resident of 131 Leo Street, Bentleyville, Pennsylvania 15314 (the "**Grantor**"); and **Lloyd Head**, a resident of 4880 Losh Lane, Pittsburgh, Pennsylvania 15219 (the "**Grantee**").

The Grantor is the lawful owner of the Property described as:

A four-bedroom, three-bathroom single-family residence with a total lot area of twenty-three thousand five hundred square feet (23,500 sq. ft.) registered under parcel number PAFV-349384 and located at 4506 Berkeley Drive, Gibsonia, Pennsylvania 15044 (the "**Property**").

The Property is subject to current taxes and other assessments, claims on all easements, conditions, and liabilities, if any, provided that they are legally recorded.

For and in consideration of the sum of four hundred fifty thousand dollars (\$450,000.00), fully paid by the Grantee to the Grantor, the Grantor sells, transfers, and conveys the Property to the Grantee, its heirs, successors, executors, and administrators.

The Property is being transferred free and clear of liens and encumbrances of any nature whatsoever, including the real estate taxes as of the settlement date. The Grantor, its heirs, executors, and administrators agree to defend the Property against any lawful claims of all persons.

The Grantor further warrants and agrees that:

The Property is free from judgment orders from litigations, suits, or charges before any Court as of the date of transfer of the Property.

If the Grantee learns that the Grantor has ceased to be true during the transfer period, the Grantee shall immediately send a written notice within five days from the knowledge of such fact.

The Deeds How To Transfer Title To California Real Estate

Zhe Xu



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