



COMMERCIAL CURRENT OWNER SEARCH REPORT

Order Number:
79-394985-47

Subject Property:
525 MCKEAN AVENUE
CHARLEROI, PA 15022

Effective:
02/22/2023

Completed:
03/21/2023

AFX RESEARCH, LLC

A Quarter-Century of Title Document Research Expertise

999 Monterey St. Suite 380, San Luis Obispo, CA 93401

(877) 848-5337 / www.afxllc.com

COMMERCIAL

(pg. 2 of 3)

Order #: 79-394985-47 | Completed: 03/21/2023 | Effective: 02/22/2023

PROPERTY AND OWNERSHIP INFORMATION

Owner's Name(s): LOIS PICKERING AND RICHARD PICKERING, HER HUSBAND
Street Address: 525 MCKEAN AVENUE
City, State Zip Code: CHARLEROI, PA 15022
APN/Parcel/PIN: 1600190007000501 County: WASHINGTON

DEED CHAIN

Instrument: **DEED**

Date Recorded: 10/24/2007 Instrument: 200729722
Dated: 10/19/2007
Grantor(s): ANGELINE BEDNAR AND P. GREGORY BEDNAR, HER HUSBAND
Grantee(s): LOIS PICKERING AND RICHARD PICKERING, HER HUSBAND
Notes: DEED RECITES: THE ACTUAL CONSIDERATION IN THIS TRANSACTION IS SEVENTY THOUSAND DOLLARS AND NO/CENTS (\$70,000)
THIS IS THE OLDEST DEED OF RECORD FOUND WITHIN SCOPE OF SEARCH.

TAX INFORMATION

Year:	Property Tax Status:	Due Date:	Amount:
2022	DELINQUENT		\$122.19
2023	DUE		\$90.64

Land Value:	\$12,000.00
Building/Improvements:	\$25,300.00
Total Assessed Value:	\$37,300.00

MORTGAGES AND DEEDS OF TRUST

NO OPEN MORTGAGES FOUND FOR CURRENT OWNER OF SUBJECT PROPERTY.

JUDGMENTS, UCC, AND LIENS

NO JUDGMENTS, UCC'S, OR LIENS FOUND.

MISCELLANEOUS INSTRUMENTS

NO MISCELLANEOUS INSTRUMENTS FOUND.



AFX RESEARCH, LLC
999 Monterey St. Suite 380, San Luis Obispo, CA 93401
Ph: (877) 848-5337 Fax: (800) 201-0620
<https://www.afxllc.com>

THANK YOU FOR YOUR ORDER

For questions, please contact our office at 1-877-848-5337.

Order Number:
79-394985-47

The Current Owner Search provides ownership and encumbrance information from the time the current owner purchased the property, up to present time. The report will verify property ownership, check property tax status and report on any encumbrances recorded during the current ownership, including: mortgages, taxes, liens and judgments.

Our professional network of trained researchers follow established industry protocols and use client-supplied property information to complete this Current Owner Search. The report includes:

- Current deed information (i.e. grantor, grantee, recording dates)
- Property tax status, when available
- Lien and judgment information (i.e. creditor, amounts, and recording dates)
- Copy of the most recently recorded deed

DISCLAIMER

This report was prepared for the intended use of AFX Research, LLC (AFX) and client, exclusively. This report is not a guarantee of title, nor a commitment to insure, nor a policy of title insurance. No warranty, expressed or implied, is made whatsoever in connection with this report. AFX Research, LLC specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.





THIS INDENTURE

DERORAH BARDELLA
RECORDER OF DEEDS
WASHINGTON, PA
Pennsylvania
INSTRUMENT NUMBER
200729722
RECORDED ON
OCT 24, 2007
10:58:11 AM
Total Pages: 6
STATE REALTY FEES \$700.00
RECORDING FEES \$52.00
SCHOOL REALTY FEES \$350.00
LOCAL REALTY FEES \$350.00
TOTAL PAID \$1,452.00
NV: 347248 USER: PM

MADE, the 19th day of October, in the year Two Thousand and Seven (2007).

BETWEEN ANGELINE BEDNAR and P. GREGORY BEDNAR, her husband, of the Town of Grindstone, Fayette County, Pennsylvania, hereinafter called **GRANTORS**,

A

N

D

LOIS PICKERING and RICHARD PICKERING, her husband, of the City of Pittsburgh, Allegheny County, Pennsylvania, hereinafter called **GRANTEES**.

WITNESSETH, that in consideration of the sum of **ONE AND 00/100 (\$1.00) DOLLARS** in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, their heirs and assigns,

PARCEL 1

ALL that certain lot of ground in the Borough of Charleroi, Washington County, Pennsylvania, known and designated as Lot No. 186 in the Plan of the Borough of Charleroi, fronting 22 feet on the West Side of McKean Avenue, between Fifth Street and Sixth Street, and running back, maintaining a uniform width, the distance of 100 feet to an alley.

TOGETHER, with the full, free liberty and right, in common with the owners of Lot 184, their heirs, successors and assigns, a perpetual easement for ingress and egress of persons across and upon the northeast corner of Lot No. 184 and specifically including the stairway and the area over which the same is constructed in the presently existing structure on Lot No. 184, for the express and limited purpose of providing grantees, their heirs and assigns access to the second floor of the building located upon Lot No. 186 as herein conveyed.

The owners of Lot No. 184 and grantees, their heirs and assigns, shall share equally all charges and expenses for improving, repairing, cleaning and maintaining said stairway, provided, however, nothing herein shall be construed to prevent owners of Lot No. 184, their successors and assigns, from removing, tearing down or eliminating said stairway. In the event said owners

of Lot No. 184, their heirs, successors and assigns, elect to remove said stairway, or by fire or other hazard said stairway is destroyed, grantees shall have the right at their sole expense, to reconstruct said stairway for the limited purpose herein set forth, that is, access to the second floor of the building now or in the future erected upon Lot 186. Further, in the event of reconstruction of said stairway, grantees shall not enjoy the right of support from said owners of Lot No. 184, their heirs, successors and assigns, for the exterior walls, floor, ceiling or other part of said stairway. Said owners of Lot No. 184, their heirs, successors and assigns shall have and herewith reserve the right of ingress and egress for persons over, through and upon said reconstructed stairway.

It is further the express intention of this conveyance and of the parties hereto to transfer and convey, and identify as a party wall that certain existing center wall of the two story brick building now erected upon Lot No. 184 and the premises the subject of this conveyance, to wit: Lot No. 186, said lots being contiguous.

It is further agreed that should grantees and owners of Lot No. 184, their heirs, successors or assigns, desire to build a building longer than the present wall herein described, the same shall be on a line with the present wall, and if either party shall desire to build more than two stories high, the wall shall be on top of and on the same line as the present wall or any extension thereof; and when either party shall extend the said wall, the other party shall have the right to use as a party wall and join the same by paying the other party one half of the cost of such wall as he shall use. It is agreed that the wall herein described and any extension thereof shall at all times be the same as a party wall.

And grantees do hereby mutually agree for and with themselves, their heirs and assigns, that if it shall hereafter become necessary or desirable to repair or rebuild the whole or any portion of said party wall, the expense of such repairing or rebuilding shall be borne equally by the grantees and the owner of the two story brick building now erected upon Lot No. 184, their heirs, successors or assigns, as to so much and such portion of said party wall as the parties hereto their heirs, successors and assigns shall or may at the time of rebuilding or repairing be

used in common for the purpose aforesaid, and that whether said party wall or such portion thereof shall be rebuilt, it shall be erected on the same spot on the same line, and be of the same size, and the same or similar material, and of like quality with the present wall.

It is further agreed that in case of damage or destruction of said wall and any extension thereof, including the foundation, either party, their heirs, successors and assigns, shall have the right to repair or rebuild the said wall, and said extension, and other party whenever, he desires to use the same shall have the right so to do upon the payment of 1/2 the expense of such repairing and rebuilding. It is further agreed between the aforesaid parties, that this agreement shall be perpetual, and at all times be construed as a covenant running with the land; and that no part of the fee of the soil upon which party wall above described stands shall pass or be vested in either party in any other manner than if this conveyance had not been made.

SUBJECT to the right of the grantors, their heirs, successors and assigns, to enter onto Lot 186 for the purpose of repairing or replacing the water meter on Lot 186 that services the building for Lot 184.

UNDER AND SUBJECT to such exceptions and reservations as are contained in prior deeds in the chain of title.

PARCEL ID# 160-019-00-07-0005-01

BEING the same property conveyed to Angeline Bednar by Deed dated November 11, 2002, and recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania on November 14, 2002, at Instrument No. 200240630.

PARCEL 2

ALL that certain lot of ground situate in the Borough of Charleroi, Washington County, Pennsylvania, being Lot No. 192 lying between Fifth and Sixth Street, fronting on McKean Avenue, 22 feet and running back in a westerly direction 100 feet to a fifteen foot wide alley.

SUBJECT to the right of surface drainage in, over, under and across Lot No. 192 by water accumulation on Lot NO. 190.

PARCEL ID# 160-019-00-07-0002-00

PARCEL 3

ALL that certain lot of ground situate in the Borough of Charleroi, Washington County, Pennsylvania, being Lot No. 190 lying between Fifth and Sixth Street fronting on McKean Avenue, 22 feet and running back in a westerly direction 100 feet to a 15 feet wide alley.

UNDER AND SUBJECT to such exceptions and reservations as are contained in prior deeds in the chain of title.

PARCEL ID# 160-019-00-07-0003-00

BEING, the same property conveyed to Angeline Bednar by Deed dated January 30, 2003(sic) and recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania on February 5, 2004 at Instrument No. 200402612.

PURSUANT to section 405 of the Solid Waste Management Act of 1980, the Grantors hereby state that they have no knowledge of any hazardous waste which is presently being disposed of or has ever been disposed of on the above described land or any part thereof.

The actual consideration in this transaction is Seventy Thousand dollars and no/cents (\$70,000.00).

TOGETHER with all and singular the buildings, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever of the Grantors in law, equity or otherwise, howsoever, of, in to or out of the same:

TO HAVE AND TO HOLD the said lot or piece of ground above-described, together with the improvements erected thereon, and the hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs, executors and assigns, to and for the only proper use and behoof of the said Grantees, their heirs, executors and assigns, forever.

AND the Grantors for themselves, their heirs, executors, and administrators, do covenant, promise and agree, to and with the Grantees, their heirs and assigns, by these presents that they, the Grantors and their heirs, the said above-mentioned and described message or tenement, and tract or piece of land, hereditaments and premises hereby granted, or mentioned, or intended so to be, with the appurtenances, unto the Grantees, their heirs, and assigns, against them, the Grantors and their heirs, and against all and every other person and persons whomsoever, lawfully claiming or to claim the same or any part or parcel thereof shall and will warrant SPECIALLY and forever defend by these presents.

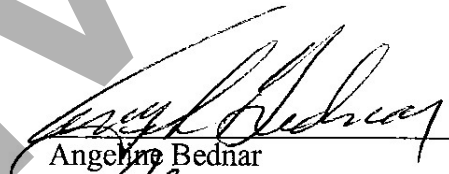
NOTICE-THIS DOCUMENT MAY NOT (DOES NOT) SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE (HAVE) THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT 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.)

WITNESS the hand and seal of the said Grantors.

WITNESS:



as to both


_____ (SEAL)
Angelina Bednar


_____ (SEAL)
P. Gregory Bednar

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 MINE 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, AS AMENDED 1980, OCT. 10, P.L. 874, NO. 156 § 1.

WITNESS:

[Handwritten signature]

Lois Pickering
Lois Pickering
Richard Pickering
Richard Pickering

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF WESTMORELAND :

On this, the 19th day of October, 2007, before me, a Notary Public, the undersigned officer, personally appeared Angeline Bednar and P. Gregory Bednar, her husband, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

Michelle L. Kiggins
Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Michelle L. Kiggins, Notary Public
City Of Monessen, Westmoreland County
My Commission Expires Sept. 20, 2011
Member, Pennsylvania Association of Notaries

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence and complete post office address of the within named Grantees is:

975 Hough Drive
Pittsburgh, PA 15236

[Handwritten signature]
Agent/Attorney for Grantees
Steph Newstar

PARID: 1600190007000501
PICKERING LOIS & RICHARD,

525 MCKEAN AVE

Parcel Information

Parcel ID 160-019-00-07-0005-01
Property Address 525 MCKEAN AVE
Property City/State
Property Zip Code
Class C - COMMERCIAL
District 160-CHARLEROI(13877)
Utlilities 1-ALL PUBLIC
Front Footage 22
Depth 100
Calculated Cama Acres .0505
Description LOT 186
COMM ST
School District S09 - CHARLEROI AREA SCHOOL DISTRICT(13874)

Owner

Name PICKERING LOIS & RICHARD
In Care Of
Percent Owned
Address 2225 SWALLOW HILL RD
PITTSBURGH PA 15220

Current Assessed Values

Assessment Year 2023
Land Value 12,000
Building Value 25,300
Total Value 37,300

Sales

Date 19-OCT-07
Instrument No. 200729722
Deed Book
Deed Page
Instrument Type
Additional Instrument #2
Additional Instrument #3
Additional Instrument #4
Price \$70,000.00
Grantor
Grantee PICKERING LOIS & RICHARD

Sales Summary

Date	Price	Deed Type	Grantor	Grantee
19-OCT-07	\$70,000.00			PICKERING LOIS & RICHARD

Commerical

Year Built 1910
Structure Code DOWNTOWN ROW
Improvement Name NEFF'S VAPOR LOUNGE/ VACANT
No. of Identical Units 1

