
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1181 Session of
2021

INTRODUCED BY KINKEAD, APRIL 15, 2021

REFERRED TO COMMITTEE ON STATE GOVERNMENT, APRIL 15, 2021

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Department of Corrections and the Governor,
3 to grant and convey to Alexander Delmont Bard and Melissa
4 Marie Bard, certain lands and improvements situate in the
5 City of Pittsburgh, Allegheny County.

6 The General Assembly of the Commonwealth of Pennsylvania
7 hereby enacts as follows:

8 Section 1. Conveyance in the City of Pittsburgh, Allegheny
9 County.

10 (a) Authorization for conveyance.--The Department of General
11 Services, with the approval of the Department of Corrections and
12 the Governor, is hereby authorized on behalf of the Commonwealth
13 to grant and convey to Alexander Delmont Bard and Melissa Marie
14 Bard certain lands and improvements thereon described under
15 subsection (b) for \$140,000.

16 (b) Property description.--The property to be conveyed under
17 subsection (a) consists of one tract of approximately 0.16-acres
18 of land and improvements located thereon, bounded and more
19 particularly bounded and described as follows:

20 ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND in the City of

1 Pittsburgh, County of Allegheny, and Commonwealth of
2 Pennsylvania, bounded and described as follows:

3 BEGINNING at a point on the Westerly side of Shadeland
4 (formerly Geyer) Avenue at the dividing line between Lots Nos.
5 21 and 20 in said plan; thence along said Westerly side of
6 Shadeland Avenue, South 8 degrees 15 minutes East, a distance of
7 49.0 feet to a point; thence South 81 degrees 45 minutes West,
8 and parallel with the dividing line between said Lots Nos. 21
9 and 20, a distance of 125 feet to a point; thence North 6
10 degrees 15 minutes West and parallel with said Shadeland Avenue,
11 a distance of 49.0 feet to the dividing line between Lots Nos.
12 21 and 20 in said Plan; and thence North 81 degrees 45 minutes
13 East, along the dividing line between Lots Nos. 21 and 20, a
14 distance of 125 feet to the place of beginning.

15 BEGINNING at a point at the intersection of Lots Nos. 2, 3,
16 20 and 21 in said Plan said point being distant 142.5 feet
17 Eastwardly measured along the dividing line between Lots Nos. 2
18 and 3 in said plan from the Easterly side of McClure Avenue;
19 thence along the dividing line between Lots Nos. 20 and 21 in
20 said plan; Eastwardly, 17.5 feet to line of land of Lenore
21 Schwerd Getty; thence along said land, Southwardly, 49.0 feet
22 to line of land of Irene Schwerd Fisher; thence along said
23 land, parallel with the dividing line between Lots Nos. 20 and
24 21 in said Plan, Westwardly 17.5 feet to the dividing line
25 between Lots Nos. 3 and 20 in said Plan; thence along said
26 dividing line, Northwardly, 49.0 feet to the place of beginning.

27 THE above two described parcels together make a Lot 49 feet,
28 more or less, fronting on the Westerly side of Shadeland Avenue
29 and extending back therefrom a uniform width of 49 feet to a
30 uniform depth of 142.5 feet, and having erected thereon a two

1 and one-half story brick building on the Easterly portion and a
2 stucco garage on the Westerly portion thereof, said Lot in its
3 entirety being designated as Block No. 75-D, Lot No. 136 in the
4 Allegheny County Deed Registry records, and being the same
5 premises which Lenora Schwerd Getty, also known as Lenore
6 Schwerd Getty, widow, by deed dated April 18, 1947, and recorded
7 in Allegheny County Recorder's Office in Deed Book, Volume 2944,
8 at page 402, granted and conveyed unto James J. Carson and
9 Margaret Hall-Owens Carson, as joint tenants with the right of
10 survivorship, the said James J. Carson and Margaret Hall-Owens
11 Carson, being the named grantors herein.

12 BEING Tax Parcel No. 75-D-136.

13 BEING the same premises conveyed to the Commonwealth of
14 Pennsylvania, by deed, dated June 2, 1952 and recorded June 26,
15 1952, in Allegheny County in Deed Book Volume 3172, Page 712.

16 (c) Requirement for conveyance.--The conveyance shall be
17 made under and subject to all lawful and enforceable easements,
18 servitudes and rights of others, including but not confined to
19 streets, roadways and rights of any telephone, telegraph, water,
20 electric, gas or pipeline companies, as well as under and
21 subject to any lawful and enforceable estates or tenancies
22 vested in third persons appearing of record, for any portion of
23 the land or improvements erected thereon.

24 (d) Deed.--The deed of conveyance shall be by Special
25 Warranty Deed and shall be executed by the Secretary of General
26 Services in the name of the Commonwealth of Pennsylvania.

27 (e) Covenants, conditions and restrictions.--The Secretary
28 of General Services may impose any covenants, conditions or
29 restrictions on the property described under subsection (b) at
30 settlement as determined to be in the best interests of the

1 Commonwealth.

2 (f) Alternate disposition.--In the event that the conveyance
3 authorized herein is not completed within one year after the
4 effective date of this act, the authority to convey the property
5 to Alexander Delmont Bard and Melissa Marie Bard as provided
6 under subsection (a) shall expire, and the property may be
7 disposed of in accordance with section 2405-A of the Act of
8 April 9, 1929 (P.L. 177, NO. 175), known as the Administrative
9 Code of 1929.

10 (g) Proceeds.--The proceeds from the sale shall be deposited
11 into the General Fund.

12 Section 2. Effective Date.

13 This act shall take effect immediately.