

**CONVEYANCE - COMMONWEALTH PROPERTY IN SOMERSET TOWNSHIP,
SOMERSET COUNTY, TO JEFFREY C. WALKER**

Act of Jun. 28, 2019, P.L. 219, No. 27

Cl. 85

An Act

Authorizing the Department of General Services, with the approval of the Governor, to grant and convey to Jeffrey C. Walker, certain lands situate in Somerset Township, Somerset County.

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

Section 1. Conveyance in Somerset Township, Somerset County.

(a) Authorization.--The Department of General Services, with the approval of the Governor, is authorized on behalf of the Commonwealth of Pennsylvania to grant and convey to Jeffrey C. Walker a certain tract of land together with any buildings, structures or improvements thereon, situate in Somerset Township, Somerset County, described under subsection (b), for \$1,000.

(b) Property description.--The property to be conveyed under subsection (a) consists of approximately 0.227 acres of land and improvements thereon, bounded and more particularly described as follows:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND situate in the Township of Somerset, Somerset County, described according to a Survey made by Dennis M. Rosatti Associates, Professional Land Surveyor, dated July 2, 2018, as follows, to wit:

BEGINNING at an iron pin, which is next to a partially obliterated concrete monument on the southerly line of State Route 0031 at the corner common to the Commonwealth of Pennsylvania and Jeffrey C. Walker; thence along the southerly line of State Route 0031 and along the property of the Commonwealth of Pennsylvania, South 77 degrees 11 minutes 30 seconds East, 92.58 feet to a point on the southern line of State Route 0031; thence through the property of the Commonwealth of Pennsylvania; South 19 degrees 12 minutes 14 seconds East, 22.93 feet; thence continuing through the same and by a line approximately 2 feet parallel to and to the west of a paved road; South 13 degrees 6 minutes 4 seconds West, 96.07 feet; thence along same, South 8 degrees 37 minutes 41 seconds West, 96.07 feet; thence along same, South 8 degrees 37 minutes 41 seconds West, 41.54 feet, thence North 85 degrees 01 minutes 30 seconds West; 23.00 feet to an existing iron pipe at the corner common to the Commonwealth of Pennsylvania, Delmont C. Hearn and Elizabeth Hearn and the property of Jeffrey C. Walker; thence along the line common to Jeffrey C. Walker and the Commonwealth of Pennsylvania, North 15 degrees 01 minute 00 seconds West, 181.00 feet to an iron pin at the Place of Beginning.

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

(d) Restriction.--The conveyance shall be made under and subject to the condition, which shall be contained in the deed

of conveyance, that no portion of the property conveyed may be used as a licensed facility as defined in 4 Pa.C.S. § 1103 (relating to definitions) or any other similar type of facility authorized under State law. The condition shall be a covenant running with the land and shall be binding upon the grantee, its successors and assigns. Should the grantee, its successors or assigns permit any portion of the property authorized to be conveyed in this section to be used in violation of this subsection, the title shall immediately revert to and revest in the grantor.

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

(f) Deed of conveyance.--The deed of conveyance shall be by special warranty deed and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(g) Costs and fees.--Costs and fees incidental to the conveyance shall be borne by the grantee.

(h) Expiration.--If this conveyance is not fully executed within two years of the effective date of this section, the authority contained in this section shall expire.

Section 2. Effective date.

This act shall take effect in 60 days.