

**CONVEYANCE - COMMONWEALTH PROPERTY IN CITY OF BUTLER, BUTLER
COUNTY**

Act of Apr. 5, 2004, P.L. 217, No. 28

CL. 85

AN ACT

Authorizing and directing the Department of General Services, with the approval of the Governor, to grant and convey to Butler County certain lands situate in the City of Butler, Butler County, Pennsylvania.

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

Section 1. Butler County.

(a) Authorization.--The Department of General Services, with the approval of the Governor, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to grant and convey to Butler County 0.39 acres of land, more or less, and building as described in subsection (b) for fair market value as determined by an independent appraiser under terms and conditions established in a lease and option to purchase agreement with the department dated November 5, 2003.

(b) Property description.--The property to be conveyed pursuant to subsection (a) consists of two parcels of land totaling approximately 0.39 acres bounded and more particularly described as follows:

PARCEL 1

ALL THAT CERTAIN lot or parcel of land situate in the Third Ward of the City of Butler, Butler County, Commonwealth of Pennsylvania, being located on the south side of West Cunningham Street in the said City and having a frontage on said street of forty five (45) feet, more or less, and extending south one hundred eighty (180) feet to an alley, said lot being more fully described as follows:

On the North by West Cunningham Street; on the East by lands of now or formerly Casper Eith; on the South by an alley; and on the West by lands of formerly William Graham, now Kradel.

PARCEL 2

ALL THAT CERTAIN lot or parcel of land, situate in the third Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

On the North sixty seven (67) feet, more or less, by West Cunningham Street; on the East one hundred eighty (180) feet, more or less, by lot of Grantees; on the South fifty seven and one-half (57.5) feet, more or less, by West Yogeley Street; on the West one hundred eighty (180) feet, more or less, by lot of Craftsman-Ziegler Company.

(c) Easements.--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) Deed.--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.

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

(f) Alternative disposition.--In the event that this conveyance is not executed within 180 days of the effective

date of this section, the property may be disposed of in accordance with section 2406-A of the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929.

Section 2. Effective date.

This act shall take effect immediately.