

**The united states of America, And In The Republic state of
Pennsylvania**

Brian M, & Melissa R. Vautier
102 Blackmore Dr.
Venetia, Pennsylvania. Republic, usA
NON-DOMESTIC

NOTICE OF,

**CERTIFICATE OF ACCEPTANCE OF DECLARATION OF LAND
PATENT.**

USA LAND PATENT # unknown Dated, March 24, 1788. (SEE ATTACHED).

KNOW ALL YE MEN BY THESE PRESENT.

We, (**Brian M, & Melissa R. Vautier**), do hereby certify and declares that we are "Assignee" at law in the **ALLODIAL LAND PATENT** named and numbered above; that we have brought forward said **Land Patent Forever Benefit** (See **HOOPER v. SCHEIMER, 64 U.S. 23 How 235**), in our name/s as it pertains to the land described below. The character of said land so claimed by the patent, and legally described and referenced under the **Land Patent Number # unknown** Listed herein are;

Land conveyed by patent (SEE ATTACHED).

That We, (**Brian M. & Melissa R. Vautier**), domiciled at, **102 Blackmore Dr., Venetia, Pennsylvania. Republic, usA, NON-DOMESTIC.** Unless otherwise stated, I have individual knowledge of matters contained in this Certification of Acceptance of Declaration of Land Patent. We are fully competent to testify with respect to these matters.

We, (**Brian M, & Melissa R. Vautier**), are Assignee at Law and a bona fide subsequent assignee by contract, of certain legally described portion of **LAND PATENT** under the original, certified **LAND PATENT # unknown**, Dated **March 24, 1788**, which is duly authorized to be executed in pursuance of the Supremacy of Treaty Law, citation and Constitutional Mandate, herein referenced, whereupon a duly authenticated true and correct lawful description, together with all hereditament, Tenements, pre-emptive rights appurtenant thereto, the lawful and valuable consideration which is appended hereto, and made a part of this,

NOTICE OF CERTIFICATE OF ACCEPTANCE OF DECLARATION OF LAND PATENT. (SEE ATTACHED)

No claim is made herein that we have been assigned the entire tract of land as described in the original patent. Our assignment of land is inclusive of only the land described herein,

Land conveyed by deed. (SEE ATTACHMENT

The filing of this NOTICE OF CERTIFICATE OF ACCEPTANCE OF SAID DECLARATION OF LAND PATENT shall not deny or infringe on any right/s, privilege, or immunity of any other Heir or Assigns as to any other portion of land covered in the above-described **Patent Numbers # unknown**. (SEE ATTACHED)

If this duly certified LAND PATENTS is not challenged by a lawfully qualified party having a Lawful claim, Lawful lien, Lawful debt, or other Lawful interest in said land having filed a claim in a court of competent jurisdiction in law within **sixty (61) days** from the date of this posting of this NOTICE, then the above-described land shall remain a Allodial Freehold title of the Heir or Assignee.

We, **(Brian M, & Melissa R. Vautier)** claim said Patent, this Land Patent shall be considered henceforth perfected in my name as an Assignee, we, **(Brian M, & Melissa R. Vautier)** hereby make lawful claim to the **FOREVER BENEFIT** in my name in said land described above, and all future claims by others against this land shall be forever waived!

If a lawfully qualified Sovereign American individual has a Lawful claim to said title and is challenged, the court must be a court of competent and jurisdiction is the Common law Supreme Court, or any other court of competent jurisdiction (Article III). Any action against a patent by a corporate state or their Respective statutory, Legislative units (i.e., courts) would be an action in law which is outside the venue and jurisdiction of these Article III Courts. There is no law issue contained herein which may be heard in any of the State or federal courts (Article I/III), nor can any Court of Equity / Admiralty / Military set aside, annul, or change a Land Patent. (See; **Corpus Juris Secundum, volume 73(B), Topic of Public Lands, section on Land Patents.**) Quote, "Nothing in this patent can be changed by either party, nothing can be added nor can anything be deducted" once the patent is issued.

Therefore, said land Patent remains unencumbered, free and clear, and without liens or lawfully attachment of any kind, and is hereby declared to be private land and private property, not subject to any commercial forums (e.g. UCC. *ETC.*) What so ever.

At Common Law, if after **Sixty (61) days** is stipulated for any challenges hereto and no lawful challenge is presented or otherwise latches or estoppel shall forever bar the same against said Fee Hold Patent (Allodial) land so described herein; assessment lien theory to the contrary, notwithstanding. Therefore, said Certificate of Acceptance of said Declaration of Land Patent, if after **(61) days** from date of posting, if no challenges are brought forth and upheld, perfects this Patent (Allodial) Title in the name/s so listed above forever.

JURISDICTION

THE REPCIPIENT HERETO IS MANDATED by Article VI, Sec. 3 Clause 2, the 9th and 10th Amendments with reference to the 7th Amendment, enforced under Article III, Sec. 3, Clause I, Article 1 Sec.10, Clause 1 of the Constitution for the united states of America.

PERJURY JURAT

Pursuant to Title 28 USC Sec.1746 (1) and executed "without the United States" we, **(Brian M, & Melissa R. Vautier)** affirm under penalty of perjury under the laws of the united states of America that the foregoing is true and correct to the best of my belief and informed knowledge. And further deponent saith not. I now affix my autograph of the above affirmations with **EXPLICIT RESERVATION OF ALL OF MY UNALIENABLE RIGHTS, WITH OUT PREJUDICE** to any of those rights pursuant to UCC 1 - 308 and UCC 1- 103.6 .

Respectfully

Dated as of July 24 2023

(X)

Brian M. Vautier
Brian M. Vautier

X

M.R. Vautier
Melissa R. Vautier

By: Bruce - Michael J. Hainey:

Witnessed by

Bruce - Michael J. Hainey

Witnessed by

Adrianne Hainey

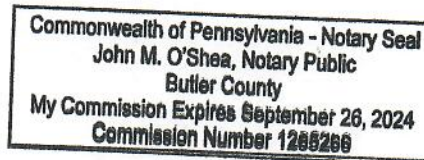
Sworn, subscribed, sealed and affirmed to this 24 day July 2023

Notary Public for [State of] **Pennsylvania**

J. M. L.

My commission expires

26 September 2024



NOTICE:

GRANTEE (HEREINAFTER, WHETHER ONE OR MORE, CALLED "GRANTEE") HEREBY AGREES THAT GRANTEE MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTERESTS IN THE COAL.

WITNESS:

 To BOTH



Melissa R. Vautier

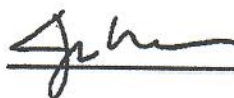

Brian Vautier

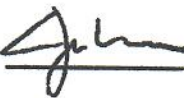
NOTICE: THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE 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 pursuant to Act No. 255, approved September 10, 1965.)

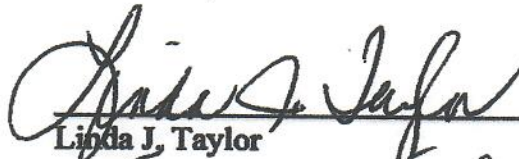
And the said **THEODORE J. TAYLOR, III**, one of the grantors, will warrant generally the property hereby conveyed.

WITNESS the due execution hereof by the Grantor, under seal, the day and year first above-written, intending to be legally bound hereby.

WITNESS:






Linda J. Taylor


Theodore J. Taylor, III



DEED

MADE this 13th day of July, 2007, by and between LINDA J. TAYLOR and THEODORE J. TAYLOR, III, wife and husband; hereinafter, whether one or more, called "Grantor;"

M. AND

MELISSA R. VAUTIER and BRIAN VAUTIER, wife and husband; hereinafter, whether one or more, called "Grantee."

WITNESSETH, that in consideration of the sum of Four Hundred Sixty Thousand no/100 (\$460,000.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, said Grantor does hereby grant and convey unto the said Grantee, Grantee's Heirs and Assigns:

ALL that certain lot of land situate in Peters Township, Washington County, Pennsylvania, being known and designated as Lot No. 928 in the Old Trail - Phase 9 Plan, which Plan is of record in the Office of the Recorder of Deeds of Washington County, Pennsylvania, in Plan Book Volume 44, pages 727, 728 and 729.

SPECIFICALLY UNDER AND SUBJECT to the easements, building set back line(s), side yard and rear yard lines, easements, notations, or other matters whatsoever set forth on the recorded Plan.

SPECIFICALLY UNDER AND SUBJECT to the Building Restrictions and Protective Covenants covering Old Trail - Phase 9 Plan of Lots, as recorded at Instrument No. 200423131.

UNDER AND SUBJECT to such exceptions, reservations, rights of way, easements, restrictions, conditions, covenants, prior conveyances of coal, mining rights and waivers of surface damages, and oil and gas leases as may appear in instruments of record or as may appear from a physical inspection of the premises.

BEING TAX PARCEL NO. 540-001-03-00- 0046-00.

BEING a portion of the premises conveyed to Theodore J. Taylor, III by deed of record at Instrument No. 200210196.

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF WASHINGTON) ss:

On this, the 13th day of July, 2007, before me, the undersigned officer, personally appeared **LINDA J. TAYLOR and THEODORE J. TAYLOR, III, wife and 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.

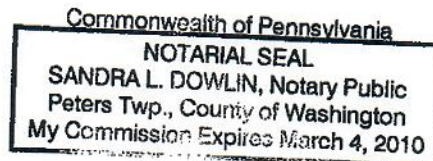
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

(SEAL)

Sandra Dowlin

Notary Public

My commission expires:



CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the Grantee within named is:

102 Blackmore Dr., Venetia Pa 15367
[Signature]

This instrument was prepared by: **John A. Rodgers, Esquire**
PEACOCK, KELLER & ECKER LLP
70 East Beau Street
Washington, PA 15301

DEBORAH BARDELLA
RECORDER OF DEEDS
WASHINGTON, PA
Pennsylvania

INSTRUMENT NUMBER
200719822

RECORDED ON
Jul 18, 2007
9:25:58 AM

Total Pages: 3

STATE REALTY FEES	\$4,600.00
RECORDING FEES	\$45.00
SCHOOL REALTY FEES	\$2,300.00
LOCAL REALTY FEES	\$4,600.00
TOTAL PAID	\$11,545.00

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[INV: 337371 USES] JF

Summary Chain of Title Washington County PA

King Charles II https://avalon.law.yale.edu/17th_century/pa01.asp	to	Sir William Penn	Charter of Pennsylvania -1681-
Patent	to	James Blackmore Samuel Blackmore (warantee)	March 12, 1788 Vol P / No. 13 / P 36
James Blackmore Mary Blackmore	to	William Blackmore	October 3, 1795 Book 11 / P 527
William Blackmore by writ of partition court to heir Thomas Blackmore			
Thomas Blackmore Lucinda Blackmore	to	Robert Phillips	April 1, 1837 Book 49 / P 376
Robert Phillips Mary Phillips	to	James Boyer	April 19, 1844 Book 53 / P347
James Boyer	to	Jaine Richardson	August 13, 1845 Book 54 / P 295-297
William S. Richardson Jane Richardson	to	D.B. Townsend	April 2, 1866 DB 83 / P 400
Daniel B. Townsend by will	to	Elizabeth Townsend wife with remainder W.J. Townsend and J.A. Townsend	died 1878
J.A. Townsend Belle P. Townsend Elizabeth Townsend	to	William J. Townsend, son of Daniel B. Townsend	March 18, 1885 DB 130 / P 428
William J. Townsend died 1900 Intestate	to	Clara C. Townsend J. Listie Townsend Charles Townsend & Mary Townsend (Percy Corrin)	May 21, 1898 No will
Elizabeth Townsend Clara C. Townsend	to	Dr. Charles W. Townsend (Children omitted by mistake, see correction deed below)	March 26, 1902 DB 275 / P 1
Charles W. Townsend by will	to	William H. Townsend	died January 13, 1912 WB 35/ P 47
J. Listie Townsend & Bessie M. Townsend Charles Townsend & Bernice Townsend Mary Townsend Corron & Percy Corron	to	Nannie C. McMurray	May 28, 1945 DB 692 / P 268 Correction Deed for 275/1
William H. Townsend by will	to	heirs	died January 5, 1945 WB 67 / P 301
Mary E. Townsend Nannie C. McMurray Joseph H. McMurray as Executor of William H. Townsend	to	J. Charles Stilley	June 18, 1945 DB 692/ P 270
J. Charles Stilley	to	Mae C. Stilley by will	February 27, 1968 DB 1274 / P55
Mae C. Stilley Estate by Carol S. Stilley, Administrix	to	Carol S. Stilley	July 22, 1988 DBV 2333 / P 347
Carol S. Stilley 1999	to	Carol S. Stilley &	August 31,

199965535

Stilley Development Company LP

Inst#

Carol S. Stilley Stilley Development Company LP	to	Theodore J. Taylor III	March 15, 2002 Inst # 200210196
Theodore J Taylor III Linda J Taylor	to	Melissa R. Vautier Brian M. Vautier	July 13, 2007 Inst# 200719822

NOTICE

This notice is to inform any person who has lawful claim/standing to view this file and/or who wishes to review the complete file on record may do so by requesting an appointment with,

Brian M. & Melissa R. Vautier
102 Blackmore Dr.
Venetia, Pennsylvania [15367]
Phone 412 874-4416

NOTICE # 1

We, (Brian M. & Melissa R. Vautier) will set the time and place for a review of our documents, no exceptions.

NOTICE # 2

This notice is to inform you that any person who has a lawful claim/standing to view this file and/or who wishes to review the complete file on record may do so by requesting an appointment with, names listed above.

NOTICE #3

We, (Brian M. & Melissa R. Vautier) have included our summary of chain of title regarding our land patent.

NOTICE # 4

This land patent document file has a total of 13 pages.

NOTICE; # 5

Failure of any lawful party claiming an interest to bring forward a lawful challenge to this **Certificate of Acceptance of Declaration of Land Patent and the benefit of Original Land Grant/Patent Forever Benefit, as stipulated herein, will be leached and estoppel to any and all parties claiming an interest forever.**

Failure to make a lawful claim, as indicated herein, within sixty (61) calendar days of this notice, will forever bar any claimant from any claim against our Allodial Land Patent estate as described herein and will be Final Judgment.

Dated, July 24 2023

x Brian M. Vautier 

Brian M. Vautier

x Melissa R. Vautier

Melissa R. Vautier

CERTIFIED TRUE COPY
By: *Erin McLain*, Notary

COMMONWEALTH OF PENNSYLVANIA



HISTORICAL AND MUSEUM COMMISSION

Know Ye,
To all whom these Presents shall come, Greetings:



THAT IN TESTIMONY THIS IS A COPY OF A Patent
REPRODUCED FROM MICROFILM OF AN ORIGINAL REMAINING ON FILE IN THE
STATE ARCHIVES DIVISION OF THE PENNSYLVANIA HISTORICAL AND MUSEUM
COMMISSION, RECORDED IN BOOK P, VOLUME 13, PAGE 36.
WE HAVE HEREUNTO SET OUR HANDS AND CAUSED THE SEAL OF SAID COMMISSION
TO BE AFFIXED AT HARRISBURG
THIS 25th DAY OF May A.D. 2023.

ATTEST:
David W. Shoof
DAVID W. SHOOF, CHIEF
STATE ARCHIVES DIVISION

David W. Carmichael
DAVID W. CARMICHAEL, DIRECTOR
BUREAU OF THE PENNSYLVANIA STATE ARCHIVES

Andrea W. Lowery
ANDREA W. LOWERY, EXECUTIVE DIRECTOR
PENNSYLVANIA HISTORICAL & MUSEUM COMMISSION

CERTIFIED TRUE COPY
: Given - McHenry, March 1785

36. Containing Two hundred Acres of Allowance of the said Road with the Appurtenances
(Which said Tract was surveyed in pursuance of all about granted to the said Rachel
Jones dated the 20th June 1776. whose Right by virtue of said Survey is hereunder
in the said Thomas Miller and Samuel Cotts) To have and to hold the said tract or parcel of
land with the Appurtenances unto the said Thomas Miller & Samuel Cotts their heirs to the use of
them the said Thomas Miller & Samuel Cotts their heirs & assigns forever as Tenants in common not as
Joint tenants. free and clear of all restrictions & Reservations as to Mines Loyalties quit rents or otherwise
excepting & reserving only the fifth part of all Gold & Silver Ore for the use of this Commonwealth to be deliv-
ered at the Pitts Mouth clear of all Charges. In Witnes Whereof the Honorable Peter Muhlenberg Esq Vice President
of the Supreme Executive Council hath here to set his hand & caused the State Seal to be here to affixed in Council
the eleventh day of February in the year of our Lord One thousand seven hundred eighty eight & of the
Commonwealth the twelfth. Attest Chas Biddle Secy. P. Muhlenberg (S)

Enrolled 24th March A.D. 1785

The Supreme Executive Council of the Commonwealth of Pennsylvania. To all to
whom this Privy shall come. Greeting. Know Ye that in Consideration of the sum of Three
pounds two shillings and sixpence lawful Money paid by James Blackmore into the
receivers Generals Office of this Commonwealth there is granted by the said Commonwealth
unto the said James Blackmore Absolute Title of Land called "Black Truss" Sit-
uate in the State of Peter Creek in Washington County Beginning at a white Oak
thence by land of Salskip W. Mullin North twenty four degrees East one hundred
and thirty four perches to an Ash tree and North fifteen degrees East one hundred
and ninety eight perches to a post thence by land of Jacob Pyatt North sixty four
degrees West one hundred and eighty perches to a Walnut tree thence by lands
of William Phillips South fifty nine degrees West one hundred and seventy
perches to a white Oak & South forty one degrees West sixty four perches to a black Oak
& Hickory thence by land of Richard Martin South thirty one degrees East sixty four
perches to a white Oak thence by land of Daniel Townsend North eighty five degrees
East one hundred perches to a red Oak and South fifteen degrees East one hundred
and seven perches to the place of beginning containing Three hundred and twenty four
acres more or less with the Appurtenances (Which said Tract was surveyed for Samuel
Blackmore Assignee of Sampson Brown in pursuance of the Order of the Board of
proprietors of the 15th September 1784. & 1st March 1785 for whom a warrant of acceptance issued
the 29th February last and the said Samuel Blackmore is now deceased leaving four
the said James (other Children) To have & to hold the said tract or parcel of land
with the Appurtenances unto the said James Blackmore and his Heirs In trust for the
use of himself and the other Heirs of the said Samuel Blackmore according to their
several Shares and Interests therein free and clear of all restrictions and Reser-
vations as to Mines Loyalties quit rents or otherwise excepting and reser-
ving only the fifth part of all Gold and Silver Ore for the use of this
Commonwealth to be delivered at the Pitts Mouth clear of all Charges.
In Witnes Whereof the Honorable Peter Muhlenberg Esq Vice
President of the Supreme Executive Council hath here to set his hand
and caused the State Seal to be here to affixed in Council the twelfth
day of March in year of our Lord One thousand seven hundred eighty
eight and of the Commonwealth the twelfth.

Attest Chas Biddle Secy. P. Muhlenberg (S)
Enrolled 24th March A.D. 1785

Samuel Blackmore & Heirs