



1803 West Broad Street, Quakertown, PA 18951

Phone: (215)536-3300 ♦ Fax: (215)536-2333

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**INFORMATION CERTIFICATE**

**OVERVIEW**

**File No. ACC-0801**

1. This information certificate covers the time period from 11/18/1976 to 03/01/2019.
2. The estate or interest in the land described or referred to in this information certificate and covered herein is fee simple and title thereto is at the effective date hereof vested in:  
  
Sara E. Yocum
3. The land referred to in this information certificate is described in the Legal Description hereof.  
For informational purposes only:  
  
210 Fairview Avenue  
Souderton, PA 18964  
Borough of Souderton, County of Montgomery  
Tax Parcel No. 21-00-02464-00-8
4. This information certificate is prepared for: Alderfer Auction
5. Liability hereunder not to exceed the cost of the searches performed.

Prepared and Certified by:  
Pride Abstract and Settlement Services, LLC

Authorized Signatory

**INFORMATION CERTIFICATE**

**LIENS & ENCUMBRANCES**

**File No. ACC-0801**

6. The following items are recorded against the referenced property:
- a. Mortgages:  
NONE
  
  - b. Judgments and other Liens:  
NONE
  
  - c. Taxes:  
Not Searched
  
  - d. Easements, Rights of Way, Restrictions, and other Encumbrances:  
Not Searched

**INFORMATION CERTIFICATE**

**LEGAL DESCRIPTION**

**File No. ACC-0801**

ALL THAT CERTAIN parcel of land known as TAX PARCEL NO. 21-00-02464-00-8 and being more fully described in the deed(s) referenced below:

BEING THE SAME premises which Glen W. Kooker and Ruth L. Kooker, his wife, by Deed dated 11/17/1976 and recorded 11/18/1976 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 4158, Page 378, granted and conveyed unto J. Harold Yocum and Sara E. Yocum, his wife, as tenants by the entirety.

AND THE SAID J. Harold Yocum has since departed this life on 08/15/2017, leaving title vested in Sara E. Yocum, by right of survivorship.

Profile	PARID: 210002464008	210 FAIRVIEW AVE
Accessory Structures	YOCUM J HAROLD & SARA E	
Assessment Breakdown	<b>Parcel</b>	
Assessment History	TaxMapID	21053 017
Commercial	Parcel	21-00-02464-00-8
Lot	Land Use Code	1101
Map	Land Use Description	R - SINGLE FAMILY
Permits	Property Location	210 FAIRVIEW AVE
Photos	Lot #	
Residential	Lot Size	15000 SF
Sales	Front Feet	100
Sketch	Municipality	SOUDERTON
Splits and Combinations	School District	SOUDERTON AREA
	Utilities	ALL PUBLIC//

1 of 1  
[Return to Search Results](#)

**Actions**  
[Printable Summary](#)  
[Printable Version](#)

**Owner**

Name(s)	YOCUM J HAROLD & SARA E
Name(s)	
Mailing Address	210 FAIRVIEW AVE
Care Of	
Mailing Address	
Mailing Address	SOUDERTON PA 18964

**Current Assessment**

Appraised Value	Assessed Value	Restrict Code
154,040	154,040	

**Estimated Taxes**

County	533
Montco Community College	60
Municipality	890
School District	4,563
Total	6,046
Tax Lien	Tax Claim Bureau Parcel Search

**Last Sale**

Sale Date	17-NOV-76
Sale Price	\$62,000
Tax Stamps	620
Deed Book and Page	-
Grantor	
Grantee	YOCUM J HAROLD & SARA E
Date Recorded	

Montgomery County  
 Board of Assessment Appeals  
 P.O. Box 311  
 Norristown PA 19304-0311

**Contact Us**  
 Phone: (610) 278-3761  
 Email: [boahelp@montcopa.org](mailto:boahelp@montcopa.org)  
 Hours: Monday-Friday 8:30am-4:15pm

[Location](#) [Google Map](#)

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You are here: [Home](#) > [Departments](#) > [County Administration](#) > [Tax Claim Bureau](#) > [Parcel Search](#) > Parcel Details

## Parcel Search Result 1 of 1

[Return to Results](#) [< Previous](#) [Next >](#) [New Search](#) [Print Page](#)

Parcel Number: 21-00-02464-00-8  
Deed Book - Page: 4158-00378  
Name: YOCUM J HAROLD & SARA E  
Address: 210 FAIRVIEW AVE  
SOUDERTON PA 18964  
Location: 210 FAIRVIEW AVE  
District: Souderton (Borough)  
Description: SINGLE FAMILY  
Assessed Value: 154,040

**No taxes due**

PLEASE NOTE THAT THIS IS NOT A CERTIFIED SEARCH.  
YOU MAY ORDER A CERTIFIED SEARCH BY MAIL OR BY VISITING THE TAX CLAIM OFFICE.  
PLEASE SEE OUR [CERTIFIED TAX SEARCH](#) FOR INSTRUCTION.

0-0-0-932

NOV-18-76

DEEDS 932

No. 339 - For Single Deed - Transfers  
To & Lukens Co., Philadelphia

9:00

# This Indenture

Made the 17th  
day of November in the year of our Lord one thousand nine  
hundred and seventy-six (1976) **Between**

GLEN W. KOOKER and RUTH L. KOOKER, his wife

(hereinafter called the Grantors), of the one part, and

J. HAROLD YOCUM and SARA E. YOCUM, his wife

(hereinafter called the Grantee s), of the other part;

**Witnesseth,** That the said Grantors for and in consideration of the sum of  
-----SIXTY TWO THOUSAND (\$62,000.00) DOLLARS----- lawful  
money of the United States of America, unto them well and truly paid by the said  
Grantee s at and before the sealing and delivery of these presents, the receipt whereof is  
hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and  
confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and  
confirm unto the said Grantee s and Assigns, as tenants by the  
entireties.

ALL THAT CERTAIN building lot along the South side of Fairview Avenue  
between Second Street and Fourth Street in the Borough of Souderton, County of  
Montgomery and State of Pennsylvania, bounded and described according to a survey  
and plan of building lots of Walter B. Souder dated September 15, 1954, with  
revision of November 13, 1957, as prepared by Stanley F. Moyer, Registered Eng-  
ineer and Land Surveyor, of Souderton, Pennsylvania, being Lot No. 7 on said Plan,  
as follows, to wit:

BEGINNING at an iron pin in the South side line of Fairview Avenue (forty-  
six feet wide), said pin being seventy feet Northeast of the East side of Second  
Street (forty feet wide); thence along the South side of Fairview Avenue North  
fifty-five degrees eighteen minutes East one hundred feet to a corner; thence  
along Lot No. 6 on said plan South thirty-four degrees forty-two minutes East one  
hundred fifty feet to a corner in the North side of a fifteen feet wide alley;  
thence along the same South fifty-five degrees eighteen minutes West one hundred  
feet to an iron pin; thence along Lot No. 3 on said Plan now lands of Lizzie A.  
Hackman and Katie A. Moyer North thirty-four degrees forty-two minutes West one  
hundred fifty feet to the place of beginning.

CONTAINING fifteen thousand square feet of land more or less.

BEING the same premises which Grant J. Van Fossen and Ellen L. Van Fossen,  
his wife by Deed dated February 14, 1968 and recorded in the Recorder of Deeds Office  
in and for the County of Montgomery in Deed Book 3501 page 942, granted and con-  
veyed unto Glen W. Kooker and Ruth L. Kooker, his wife, in fee.

G. M. S. C. | G. M. S. C.

50  
8.50

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER TAX NOV 1976  
620.00

REALTY TRANS. TAX PAID  
STATE 620.00  
LOCAL 620.00  
PER CD

BOOK 4158 PG 378

**Together** with all and singular buildings, improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

**To have and to hold** the said lot or piece of ground above described with the buildings and improvements thereon erected hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee s, their Heirs and Assigns, to and for the only proper use and behoof of the said Grantee s, their Heirs and Assigns forever. as tenants by the entireties.

**And** the said Grantors, their \_\_\_\_\_

Heirs, Executors, and Administrators do by these presents covenant, grant and agree, to and with the said Grantee s, their Heirs and Assigns, that they the said Grantors, their \_\_\_\_\_

\_\_\_\_\_ Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee s, their Heirs and Assigns, against them the said Grantors, their \_\_\_\_\_

Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, Shall and Will BY THESE PRESENTS \_\_\_\_\_

WARRANT and forever DEFEND.

**In Witness Whereof** the said parties of the first part to these presents have hereunto set their hands and seal s. Dated the day and year first above written.

Signed, Sealed and Delivered }  
IN THE PRESENCE OF US:

*William B. Proctor*  
*Charles J. Gandy*

  
GLEN W. KOOKER

  
RUTH L. KOOKER



RECEIVED on the day of the date of the above Indenture of the above-named Grantee

WITNESS AT SIGNING:

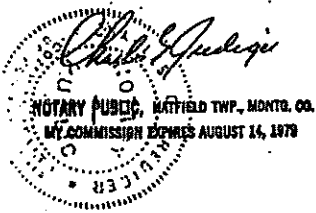
*Charles J. Judocz*

ON THE 17th day of November Anno Domini 1976, before me, the  
subscriber,

personally appeared the above-named Glen W. Kooker and Ruth L. Kooker, his wife

and in due form of law acknowledged the above  
Indenture to be their act and deed, and desired the same might be  
recorded as such.

WITNESS my hand and notarial seal the day and year aforesaid.



The residence of the within-named Grantee is 210 Fairview Avenue, Souderton, Penn.

*Charles J. Judocz*  
On behalf of said Grantee.

Open Side x 4098-2

# Deed

GLEN W. KOOKER and  
RUTH L. KOOKER, his wife

— TO —

J. HAROLD YOCUM and  
SARA E. YOCUM, his wife

PREMISES: 210 Fairview Avenue  
Souderton Borough  
Montgomery County, Pa.

No. 330  
McCoy & Lohans Co. Philadelphia

WILLIAM B. PROCTOR, REALTOR  
64 North County Line Road  
Souderton, Pa. 18964

P 52392

Recorded in the Office for Recording of Deeds, in and for Montgomery County  
in Deed Book No. 4158 page 378 &c.

Witness my hand and seal of Office this 18th  
day of November Anno Domini 1976 .

*Sullivan J. Aske*  
Recorder

BOOK 4158 PG 380