



2416 Emrick Blvd, Bethlehem, PA 18020
Phone: (888)700-7118 ♦ Fax: (484-863-9057)
Email: titleinfo@prideabstract.com
INFORMATION CERTIFICATE

OVERVIEW

File No. ACC-1236

1. This information certificate covers the time period from 01/16/2009 to 03/12/2021.
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:

Joan F. Amundsen
3. The land referred to in this information certificate is described in the Legal Description hereof.
For informational purposes only:

1586 Tarrington Way
Hatfield, PA 19440
Township of Hatfield, County of Montgomery
Tax Parcel No. 35-00-21201-43-6
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-1236

6. The following items are recorded against the referenced property:

a. Mortgages:

NONE

b. Judgments and other Liens:

NONE

ESTATE LIENS:

In regard to the Estate of Joan F. Amundsen, deceased:

A. Payment of Inheritance Taxes due the Commonwealth of Pennsylvania.

B. Payment of Estate Taxes due the United States, if estate value qualifies.

c. Taxes:

Not Searched

d. Easements, Rights of Way, Restrictions, and other Encumbrances:

Not Searched

INFORMATION CERTIFICATE

LEGAL DESCRIPTION

File No. ACC-1236

ALL THAT CERTAIN parcel of land known as TAX PARCEL NO. 35-00-21201-43-6 and being more fully described in the deed(s) referenced below:

BEING THE SAME premises which Edward J. Kaercher, by Deed dated 01/16/2009 and recorded 01/20/2009 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5719, Page 2442, granted and conveyed unto Joan F. Amundsen.

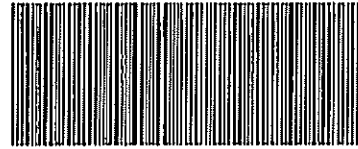
AND THE SAID Joan F. Amundsen, has since departed this life on 01/19/2021, leaving a Last Will and Testament, duly filed and probated to No. 2021-X1224 in the Office of the Register of Wills in and for the County of Montgomery, whereupon Letters of Administration c.t.a. were granted to Roesemary R. Ferrino on 03/29/2021.

**RECORDER OF DEEDS
MONTGOMERY COUNTY**
Nancy J. Becker

One Montgomery Plaza
Swede and Alry Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869



DEED BK 5719 PG 02442 to 02446
INSTRUMENT # : 2009004107
RECORDED DATE: 01/20/2009 09:18:24 AM





0434667-0011P

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed Document Date: 01/16/2009 Reference Info:		Transaction #: 343311 - 1 Doc(s) Document Page Count: 4 Operator id: tbutler	
RETURN TO: (Simplifile) Trident Land Transfer Company 431 W. Lancaster Ave. 3rd Floor Devon, PA 19333 (610) 889-1173		SUBMITTED BY: Trident Land Transfer Company 431 W. Lancaster Ave. 3rd Floor Devon, PA 19333 (610) 889-1173	
* PROPERTY DATA: Parcel ID #: 35-00-21201-43-6 Address: 1586 TARRINGTON WAY PA 19440 Municipality: Hatfield Township School District: North Penn			
* ASSOCIATED DOCUMENT(S):			
CONSIDERATION/SECURED AMT: \$272,000.00 TAXABLE AMOUNT: \$272,000.00 FEES / TAXES: Recording Fee:Deed \$46.50 State RTT \$2,720.00 Hatfield Township RTT \$1,360.00 North Penn School District RTT \$1,360.00 Total: \$5,486.50		DEED BK 5719 PG 02442 to 02446 Recorded Date: 01/20/2009 09:18:24 AM I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.	
		  Nancy J. Becker Recorder of Deeds	

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
 *COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Prepared By:

Trident Land Transfer Company

963 Street Road

Southampton, PA 18966

Phone: (215)354-1900

Return To:

ATTN: Post-Closing Dept.

Trident Land Transfer Company

431 West Lancaster Avenue

Devon, PA 19333

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

35-00-21201-43-6 HATFIELD TOWNSHIP

1586 TARRINGTON WAY

KAERCHER EDWARD J

B 019C L 44 U 044 1101 DATE: 01/20/2009

\$5.00

JG

File Number: PH2743521MB

DEED

Edward J. Kaercher

TO

Joan F. Amundsen

PREMISES:

1586 Tarrington Way

Township of Hatfield

County of Montgomery

PA

Parcel/Folio/Tax ID #35-00-21201-436

The address of the above named Grantee(s) is:

1586 Tarrington Way, Hatfield, PA 19440

Certified by:



File Number: PH2743521MB

DEED

This Indenture Made this 16th day of January, 2009

Between **Edward J. Kaercher**, (hereinafter called the Grantor) and

Joan F. Amundsen, (hereinafter called the Grantee)

Witnesseth That the said Grantor for and in consideration of the sum of **Two Hundred Seventy Two Thousand (\$272,000.00)** Dollars lawful money of the United States of America, unto him well and truly paid by the said Grantee at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, her heirs and assigns, as

SEE EXHIBIT "A"

Together with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises 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 Grantor as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground above described with the improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever.

(SPECIAL WARRANTY)

And the said Grantor does by these presents, covenant, grant and agree, to and with the said Grantee, her heirs and assigns that the said Grantor all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantee, her heirs and assigns, against the said Grantor and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

File Number: PH2743521MB

Exhibit "A"

ALL THAT CERTAIN lot or piece of ground situate in the Township of Hatfield, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Plan of Subdivision known as "Tarrington Village" prepared for Wyndham Woods, L.P. by Bohler Engineering, Inc. dated March 15, 2001 and last revised October 15, 2002 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Land Site Plan Book 6 page 217, as follows to wit:

As such lot and appurtenances are defined in the Declaration of Tarrington Village Planned Community as set forth in Deed Book 5424 page 159 and a First Amendment to Declaration of Tarrington Village Planned Community as set forth in Deed Book 5429 page 506 and a Second Amendment to Declaration of Tarrington Village Planned Community as set forth in Deed Book 5469 page 1945.

Being Unit No. 44

Being known as 1586 Tarrington Way.

UNDER AND SUBJECT to restrictions of record.

Being the same premises which Wyndham Woods, L.P., a Pennsylvania Limited Partnership by Deed dated July 8, 2004 and recorded July 20, 2004 in Montgomery County in Deed Book 5517 Page 2352 conveyed unto Edward J. Kaercher, in fee.

Parcel/Folio #35-00-21201-436

File Number: PH2743521MB

In Witness Whereof, the said Grantor has/have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US:

Edward J. Kaercher
Edward J. Kaercher

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF *Bucks*)

On this, the *16th* day of January, A.D. 2009, before me, a notary public the undersigned officer, personally appeared *Edward J. Kaercher* known to me (or satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission Expires:

Maureen K. Ambler
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MAUREEN K. AMBLER, Notary Public
Upper Southampton Twp., Bucks County
My Commission Expires March 29, 2010