

Broker/Agent Registration

And

Absentee Bid Registration

714 Maple St Conshohocken PA 19428

Parcel 1

Auction Date: July 22, 2021 @4:00PM

Checklist for submission:

Signed Registration Form

Signed Terms and Conditions_____

Signed Broker Participation Completed (If Applicable)_____

By registering to bid in this auction, I acknowledge and agree to the Terms and Conditions of Sale in the BIDDERS TERMS AND CONDITIONS.

Partial Auction Terms:

- The winning bidder will hand deliver the Certified funds or cash for **\$10,000.00 Thousand Dollars (Ten Thousand Dollars)** within 24 hours after the auction date. Certified Check made out to Alderfer Auction. Wire Transfer is also available.
- Balance due at settlement. **Settle on or before September 30, 2021.**
- There is a 6% buyer's premium paid by the buyer on the winning bid. The winning bid plus the 6% buyer's premium shall comprise the final purchase price.
- The real estate transfer tax will be calculated based on the purchase price and will divided equally between Buyer and Seller.
- Alderfer Auction will pay a 2% commission to a real estate brokerage securing the winning bidder. The 2% commission is calculated on the final hammer bid amount excluding the buyer's premium on this signed Broker/Agent form submitted to Alderfer Auction from a buyer represented by a broker and submitted 24 hours prior to the start of the live auction. ***The highest received***

opening bid will be the first bid at the live auction. All agent registration sheets will be marked with a date and time of arrival by Alderfer Auction.

- Real Estate Professional must register with Auctioneer, and executed the following checklist within twenty-four (24) hours prior to the start of the Auction.
- No participation fee will be earned, or paid if: the buyer is a broker, realtor, or other real estate professional licensed in the Commonwealth of Pennsylvania.
- Auction Company and its employees, licensees, and representatives are **Agents for the Seller only.**

Bid Amount: \$ _____

Bidder Name Printed: _____

Bidder Name Printed: _____

Bidder Signature: _____ Date: _____

Broker/Agent Name (If Applicable): _____

Brokerage: _____

***Highest and Best Bid is defined as the actual bid price and DOES NOT include 6% Buyers Premium.**

Please submit form and certified funds to Sherry Russell at 501 Fairgrounds Rd. Hatfield, PA 19440. Phone 215 393 3005. Send information to realestate@alderferauction.com. For Wire Transfer information please contact Cathy Fenley 215-393-3021.



BIDDER TERMS AND CONDITIONS These Bidder Terms and Conditions apply to the sale by auction, conducted by Alderfer Auction, 501 Fairgrounds Road, Hatfield, PA 19440, PA License No. AY002260 (“Auctioneer”), of the following real property, of approximately .06 **acres**, with any and all buildings and improvements thereon (the “Property”):

Street: 714 Maple St Conshohocken PA 19428

Municipality: Conshohocken Boro County: Montgomery

Property identification number: 05-00-06268-009

These Bidder Terms and Conditions constitute a legal, valid, binding, and enforceable contract between Auctioneer and each person participating in the Auction, whether as a bidder, buyer, or otherwise. These bidder terms and conditions also form the basis for the contract of sale between the Seller and the buyer.

1. Auction Conducted Under and In Accordance with These Bidder Terms and Conditions, Additional Terms and Conditions Posted by Auctioneer, and Announcements Made at the Time of the Auction, and Applicable Law. The Auction is conducted under and in accordance with these Bidder Terms and Conditions, any and all other terms and conditions posted by Auctioneer (whether at the Property or online), any announcements or corrections made by Auctioneer at the time of the Auction (whether at the Property or online), and applicable law. By participating in the Auction, whether at the Property, online, telephonically, or

through any other means (including absentee bid), each participant agrees to be bound by, and to abide by, these Bidder Terms and Conditions.

2. Bidder Registration; Bidder Qualification. All persons desiring to bid at the Auction, must register to bid. In order to register to bid, each potential bidder must provide such information (including identifying information and qualifications) as requested by Auctioneer. Each person registering to bid represents to the Auctioneer that such person is legally able to enter into a contract. Auctioneer may refuse to accept a bidder registration from any potential bidder, may refuse to issue a bidder number or online bidder account to any potential bidder, and may revoke any bidder registration, number, or account. Each person registering to bid, or otherwise participating, at the Auction acknowledges and agrees that such person has read, understands, and agrees to be bound by, these Bidder Terms and Conditions. In Auctioneer's discretion, bids may be received from a person who has not registered to bid, and/or who has not satisfied all requirements for bidder registration, and/or who has not been issued a bidder number or established a bidder account, and, by bidding, such person will be bound by these Bidder Terms and Conditions. Auctioneer may establish such Bidder qualifications as Auctioneer determines, in Auctioneer's discretion, are reasonably necessary or appropriate. Bidder qualification provisions (which may include proof of the availability of funds) are intended for the benefit of Auctioneer and Seller, and create no rights or interests in any other persons, including competing Bidders. Auctioneer and/or Seller may (but will not be required to) waive any Bidder qualifications, either globally or on a case-by-case basis.

3. Auction Conducted in the Commonwealth of Pennsylvania. The Auction is conducted in the Commonwealth of Pennsylvania. The Property is offered for sale in the Commonwealth of Pennsylvania, these Bidder Terms and Conditions are entered into in the Commonwealth of Pennsylvania, all bids and payments are received in the Commonwealth of Pennsylvania, and all contracts between Seller and buyer are formed and entered into in the Commonwealth of Pennsylvania.

4. Buyer's Premium. The Property is subject to a Buyer's Premium, which will be paid by the winning bidder to Auctioneer for Auctioneer's own account. The Buyer's Premium will be an amount equal to **6 percent (6%)** of the high bid amount, and will be added to the high bid amount to determine the final Purchase Price.

5. Access to Property and/or Online Auction Platform. Participants assume all risks associated with their presence at the Property and/or their access to any online auction platform utilized by Auctioneer. Any person may be denied access to the Auction, the Property, and any Online auction platform utilized by Auctioneer, and may be removed at Auctioneer's discretion.

6. Nature of the Auction.

 X The property(s) will be sold Subject to Confirmation. This means that after the highest bid is determined at the Auction, Seller may decide to (i) accept such bid or (ii) reject such bid.

7. No Bid Retraction. No bidder may retract a bid that has been acknowledged by Auctioneer or that has been submitted online. Each bidder acknowledges and agrees that Auctioneer is acting in reliance on tendered bids in the conduct of the Auction, and that bid retraction is disruptive and interferes with the Auction, and that, as an inducement for Auctioneer to accept such bidder's registration and for such bidder to bid at the Auction, each bidder agrees not to withdraw or to attempt to withdraw any tendered bid.

8. Absentee Bids; Remote Bidding. In Auctioneer's discretion, Auctioneer may receive absentee bids and/or bids tendered by remote bidders (whether telephonically or otherwise). Absentee bids may be initiated and advanced in accordance with Auctioneer's policies and procedures. Auctioneer will make reasonable efforts to execute absentee bids, but Auctioneer will have no liability to any absentee bidder for the failure to execute any absentee bids for any reason whatsoever. Each absentee bidder acknowledges and agrees that the Property may be sold to another bidder for the maximum amount of the absentee bid based on a bidding sequence that causes another bidder to reach the such

amount first. If the execution of an absentee bid at its maximum amount would require Auctioneer to accept a bid that is less than a full bidding increment, Auctioneer has the sole and absolute discretion to acknowledge or reject such bid. An absentee bidder may authorize Auctioneer to advance the bid by one or more bidding increments after the maximum amount of the absentee bid is, or would be, reached. Auctioneer acts as the agent of the Seller only, and the receipt and/or execution of absentee bids will not create an agency relationship between Auctioneer and any Absentee Bidder.

9. Bid Increments. Bid increments are established and controlled by Auctioneer, and may be adjusted or modified in Auctioneer's sole and absolute discretion.

10. Registered Bidders Responsible for Bids. Each registered bidder is responsible for all bids made using such registered bidder's bidder number or bidder account. Auctioneer is not responsible for monitoring or policing the use of bidder numbers or bidder accounts. Absent a clerical error, Auctioneer's records will be conclusive.

11. Withdrawal of Property by Auctioneer. Unless the Property is, in express written terms, put up at Absolute Auction, Auctioneer has the right to withdraw any Property from the Auction at any time prior to declaring the property sold to the highest bidder. Property put up at Absolute Auction may be withdrawn by Auctioneer if no bid is received within a reasonable time.

12. Property Sold "AS IS" and "WITH ALL FAULTS". THE PROPERTY IS BEING OFFERED AND SOLD IN ITS "AS IS" CONDITION AT THE TIME OF THE AUCTION, WITH ALL FAULTS, INCLUDING ANY HIDDEN DEFECTS OF ANY NATURE. NEITHER AUCTIONEER NOR SELLER MAKES ANY REPRESENTATIONS, WARRANTIES, OR GUARANTEES WHATSOEVER, EXPRESS OR IMPLIED, REGARDING THE NATURE, VALUE, SOURCE, AUTHENTICITY, FITNESS, MERCHANTABILITY, AND/OR ANY OTHER ASPECT OR CHARACTERISTICS OF SUCH PROPERTY. NO STATEMENT ANYWHERE, WHETHER EXPRESS OR IMPLIED, INCLUDING VERBAL STATEMENTS MADE BY AUCTIONEER, WILL BE DEEMED A WARRANTY OR REPRESENTATION BY AUCTIONEER OR SELLER. EACH BIDDER ACKNOWLEDGES AND AGREES THAT SUCH BIDDER CANNOT RELY, AND HAS NOT RELIED, ON ANY REPRESENTATION,

WARRANTY, OR GUARANTY MADE BY THE SELLER OR ANYONE ACTING AS AGENT OF THE SELLER, ORALLY OR IN WRITING, ABOUT THE PROPERTY, OR ANY OF IT. BY BIDDING, EACH BIDDER ACKNOWLEDGES AND AGREES THAT SUCH BIDDER HAS HAD A FULL AND FAIR OPPORTUNITY TO INSPECT THE PROPERTY, AND IS RELYING SOLELY ON, OR HAS WAIVED, SUCH BIDDER'S INSPECTION AND INVESTIGATION (i) IN DETERMINING WHETHER TO BID, (ii) IN DETERMINING THE AMOUNT OF A BID, AND (iii) IN BIDDING.

12A. The property is service for **Public Water and Public Sewer**.

12B. Any required Certificate of Occupancy from the local Municipality for the property will be the responsibility of the buyer. The buyer is also responsible for any repairs that are required by the Municipality.

13. Announcements. Subject to the limitation set forth in these Bidder Terms and Conditions, all terms and conditions and other announcements made by Auctioneer on the day of the Auction are binding and take precedence over any advertisements or listings.

14. Bidder's Inspection. By bidding, each bidder acknowledges and agrees that such bidder has had a full and fair opportunity to inspect the Property, and is relying solely on, or has waived, such bidder's inspection and investigation (i) in determining whether to bid, (ii) in determining the amount of a bid, and (iii) in bidding.

15. Description of Property. Unless otherwise expressly stated otherwise in writing, any description of Property is based solely on visual impression, and is given solely for identification purposes, and does not create any warranty, expressed or implied, or representation by Auctioneer.

16. Registration Deposit. In Auctioneer's discretion, Auctioneer may require bidders to make a registration deposit in order to bid on the real Property. Any registration deposit of the winning bidder will be applied against the Purchase Price for the Property, and registration deposits made by others will be returned at the conclusion of the Auction.

17. Separately Deeded Parcels. If the Property consists of two or more separately deeded parcels, Auctioneer may, in Auctioneer's discretion, put the parcels up for bid individually, as an entire group, and by various combinations, and the bids received by each method will be held until it is determined which method yields the highest aggregate Purchase Price. Bidding may be conducted in multiple rounds, and in a round robin fashion, and methods or combinations may be eliminated until the final method or grouping yielding the highest aggregate Purchase Price is determined.

18. Breaks and Recesses. Auctioneer may take breaks or recesses during the bidding on the Property, and such breaks or recesses will not terminate the bidding unless expressly stated. Auctioneer may suspend bidding on the Property without declaring a "No Sale." A "No Sale" will only occur if Auctioneer expressly declares a "No Sale" in those terms, or if the Auction concludes in its entirety without a winning bid or a high bid subject to confirmation being acknowledged by Auctioneer. If announced by Auctioneer, the Auction may continue for a stated period of time, during which period Auctioneer may receive bids in person, telephonically, electronically, online, or by other means.

19. Purchase and Sale Agreement. At the close of the bidding the winning bidder, or the bidder making the high bid subject to confirmation, will execute the Purchase and Sale Agreement for the Property (made available prior to the Auction). If the Auction is Subject to Seller's Confirmation, Seller will execute the Purchase and Sale Agreement on Seller's confirmation and acceptance of the high bid amount within 1 (1) hour after the Auction, and, if the Purchase and Sale Agreement is not signed by Seller within such period, the high bid amount will be deemed to have been rejected. The Purchase and Sale Agreement is available for review prior to the Property being offered, and is incorporated in and made a part of these Bidder terms and Conditions.

20. Deposit. A deposit of **\$10000.00 (Ten Thousand Dollars) per parcel** will be held in certified funds made out to Alderfer Auction. Deposit will be held in a non-interest-bearing account. The winning bidder, or the bidder making the high bid subject to confirmation, will make a Deposit on execution of the Purchase and

Sale of the Real Estate at the end of the Auction. If the Property is offered Subject to Seller's Confirmation and Seller does not confirm high bid amount and sign the Purchase and Sale Agreement within One (1) hours after the Auction, the Deposit will be returned to bidder who made the high bid. If the winning bidder/buyer defaults, the Deposit will be forfeited.

21. No Buyer Contingencies. There will be no Buyer conditions or contingencies to the sale of the Property, except Seller's delivery of good and marketable title.

22. Settlement. Unless otherwise agreed, the Settlement or Closing at which all of Seller's rights, title, and interest in the Property will be transferred to the buyer, and at which the buyer will pay the Purchase Price, will occur on or before **September 30, 2021**.

23. Broker Participation. Alderfer Auction will pay a 2% commission to a real estate brokerage securing the winning bidder. The 2% commission is calculated on the final hammer bid amount on the signed Bidder/Broker form submitted to Alderfer Auction from a buyer represented by a broker and submitted 24 hours prior to start of the live auction. The highest received bid will be the opening bid at the live auction. All agent registration sheets will be marked with a date and time of arrival.

24. Real Estate Transfer Tax. Real estate transfer taxes will be calculated based on the Purchase Price (i.e., the high bid amount plus the Buyer's Premium), and will be paid:

 x Divided equally between buyer and Seller.

25. Recording Fees. Buyer will pay the fees for recording the deed for the Property.

26. Settlement Fees and Expenses. Buyer will pay any and all settlement fees and expenses, including, without being limited to, title searches, title insurance charges, and survey costs.

26.1 Appliances left on premise at the time of the Auction will be sold with the real estate.

27. Apportionment. Taxes and all other periodic realty costs, if any, will be apportioned pro rata as of the date of the Closing. Seller will pay for all days up to and including the date of the Closing, and buyer will pay for all days following the date of the Closing.

28. Zoning; Land Use. Neither auctioneer nor seller makes any representations or warranties as to the zoning of the real property or any other land use restrictions affecting the real property. It is the responsibility of each bidder to make such inquiries and investigations as may be necessary to confirm the applicable zoning and land use restrictions affecting the real property. The purchase of the real property will not be contingent in any way on zoning or land use restrictions, or on whether a bidder or buyer may put the real property to any desired use. Each bidder acknowledges and agrees that such bidder is not relying on any representations by seller or auctioneer concerning zoning or other land use restrictions affecting the real property.

29. Lead-based Paint Disclosure. If the Property includes residential improvements constructed prior to 1978, Seller will complete a Lead-based Paint Disclosure Statement, if applicable.

30. **Online Auction.** The following terms and conditions apply if the Auction is conducted, in whole or in part, online:

30.1. Posted Times. All times are based on the Eastern Standard Time zone unless stated otherwise. Posted closing times and time displays are approximate.

Auctioneer reserves the right to close early or extend the Auction at any time at Auctioneer's sole and absolute discretion.

30.2. Records of Online Activity. Absent clerical errors, Auctioneer's records will be final and conclusive.

30.3. Technology Disruptions. Auctioneer will not be responsible for technology disruptions, errors, or failures (including disruptions to bidding or the failure to execute, recognize, or record online bids), whether caused by (i) loss of connectivity, breakdown, disruption, or failure of any online auction platform, (ii) breakdown, disruption, or failure of a Bidder's internet connection, computer, or system, or (iii) otherwise. Auctioneer may, but will not be required to, continue,

suspend, delay, extend, reschedule, or close the Auction because of disruptions caused by technology failures, even after bidding has commenced.

30.4. Failures by Online Auction Platform Provider and its Affiliates or Contractors. Under no circumstances will Auctioneer be liable for any failure of any provider of an online auction platform to perform all or any of such provider's obligations, or for the failure of any affiliates, employees, agents, representatives, or contractors of an online auction platform provider to perform their obligations regardless of whether such obligations are owing, directly or indirectly, to Auctioneer, or to Seller, or otherwise.

30.5. Auto Extend Feature. The auto-extend feature will be activated in the case of bids placed in the last 3 minutes prior to the closing of each lot. This prohibits all sniping software and activity. It is necessary to constantly refresh your browser during the last few minutes of the sale so that you are aware of any lot time extensions, as well as during the time extensions as they will continue to extend in 3-minute intervals until competitive bidding ends.

It is recommended that customers use the maximum bid option to avoid confusion at the close of the sale, however, if two customers place the same maximum amount, the computer will automatically take the first one placed.

30.6. Disclaimer. Auctioneer makes no representations or warranties, and disclaims any representations or warranties, (i) that any online auction platform or any related website or technology will be uninterrupted, error free or virus free, (ii) as to the results that may be obtained by using an online auction platform or any related website or technology, or (iii) as to the accuracy, completeness, reliability, security, or current nature of any online auction platform or any related website technology.

30.7. Winning Bidder Subject to Certification by Auctioneer. The final determination of the winning bidder is subject to certification by Auctioneer; and any email or electronic message (whether generated manually or automatically) is subject to such certification.

31. Pennsylvania Auction Law Applies. Auctioneer is acting as a licensed Pennsylvania Auction Company under and subject to the Pennsylvania Auctioneer Licensing and Trading Assistant Registration Act, 63 P.S. § 734.1, et seq.

32. Breach.

32.1. Seller's Breach. If Seller breaches any of Seller's obligations with respect to the Purchase and Sale Agreement, buyer's sole and exclusive remedy will be return of the Deposit and any other monies actually paid by the buyer. Under no circumstances will Auctioneer or Seller be liable for incidental or consequential damages, including, without being limited to lost profits or reduced productivity. Specific performance is not available as a remedy to buyer.

32.2. Buyer's Breach. If buyer breaches any of buyer's obligations, buyer will forfeit the Deposit and any other monies actually paid to Seller or Auctioneer, and will pay all of Seller's and Auctioneers costs and expenses (including reasonable attorneys' fees and costs of litigation). If the Property is subsequently offered for sale (at auction or otherwise), buyer will be responsible for any and all costs and expenses incurred with respect there to, including, without being limited to, advertising and labor. Buyer will also be responsible for any shortfall between the Purchase Price established at the Auction and any subsequent lower purchase price for which the Property may be sold.

33. Risk of Loss. The risk of loss or damage to the Real Property is assumed by the Seller until Settlement, except for in the event of loss or damage to the Real Property exceeding ten percent (10%) of the Purchase Price, then Seller may elect to either repair the damages, provide credit at Settlement, or terminate the Purchase and Sale Agreement.

34. Time is Of the Essence. Time is of the Essence with respect to the purchase and sale of the Real Property.

35. Bidder and Bidder's heirs, transferees, administrators, personal representatives, trustees, successors and assigns, forever waive, release, discharge and hold Alderfer Auction harmless, from any claim it has, might have had, or may have against Alderfer Auction with respect to:

35.1. The condition of the Premises, either patent or latent, of any nature whatsoever, including environmental contamination;

35.2. Buyer's ability or inability to obtain or maintain building permits, temporary or final certificates of occupancy or other licenses for the use or operation of the Premises, and/or certificates of compliance for the Premises;

35.3. The actual or potential income or profits to be derived from the Premises;

35.4 Any other state of facts which exist with respect to the Premises which at the time of closing were not the subject of actual knowledge on the part of Seller.

36. Conduct of the Auction. Auctioneer will regulate all matters relating to the conduct of the Auction and Auctioneer's decisions will be final and binding. Auctioneer will have control over bidding, and Auctioneer will resolve any and all disputes. Auctioneer may, in Auctioneer's sole and absolute discretion, reopen the bidding (but will not be required to) if (i) a bid is made while the hammer is falling in acceptance of a prior bid or while bidding is otherwise being terminated, or (ii) promptly after the Property is declared sold or other termination of the bidding Auctioneer is made aware of a bid that was unnoticed prior to termination of the bidding, and it is demonstrated to Auctioneer's satisfaction that such bid was, in fact, timely made, or (iii) promptly after the Property is declared sold or other termination of the bidding Auctioneer is made aware that Auctioneer and a bid assistant or ringman, or multiple bid assistants or ringmen, have acknowledged bids in the same amount bid from different bidders, or (iv) Auctioneer is made aware that one or more online bids were timely tendered but not posted, or (v) some other bid dispute arises. Any contract formed with the fall of the hammer will be subject to the conditions set forth in this Section. If bidding is reopened pursuant to this Section, the bid recognized by Auctioneer prior to the reopening of the bidding will be held, and may not be retracted, and, if no further bids are received, such bid will be the winning bid.

37. Indemnification. Each Bidder agrees to indemnify and hold Auctioneer and Seller harmless from any current or future claim regarding the Auction or the Property, including, without being limited to, fitness, use, damage, safety, or injuries to persons or property.

38. Private Sale. Any participant or registered bidder who enters into an agreement with Seller for the purchase of the Property prior to or during the

Auction, or within sixty (60) days after the date of the Auction, agrees to pay Auctioneer an amount equal to Auctioneer's Buyer's Premium (calculated as a percentage of the agreed purchase price or the fair market value of the Property, whichever is greater).

39. Waiver. Certain provisions of these Bidder Terms and Conditions are for the exclusive benefit of Auctioneer and/or Seller(s). Such provisions, including, without being limited to, bidder registration and qualification requirements, deposit and payment terms (including the method, form, and timing of payment), and Property inspection terms), do not create, and will not be deemed to create, any benefits or rights in favor of any other persons, including competing bidders, and may not be enforced by any other persons. Either globally or on a case-by-case basis Auctioneer and/or Seller may (but will not be required to) waive any provisions of these Bidder Terms and Conditions that are intended for the benefit of Auctioneer and/or Seller.

40. Governing Law; Jurisdiction; Venue; Waiver of Jury Trial. These Bidder Terms and Conditions will be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania, including its statutes of limitations, but without regard to its rules governing conflict of laws. All claims, disputes, and other matters between the parties will be brought in the state or federal courts sitting in and for the Montgomery County, Pennsylvania, which courts will have exclusive jurisdiction, and will be the exclusive venue, for any and all such claims, disputes, and other matters. By submitting a Bidder Registration and accepting a Bidder Number each Registered Bidder irrevocably and unconditionally (i) agrees that any claim, suit or cause of action relating to these Bidder Terms and Conditions, or the transactions contemplated hereby, will be brought in the state or federal courts sitting in and for the Montgomery County, Pennsylvania; (ii) consents to the jurisdiction of such courts for any such claim, suit or cause of action; (iii) waives any objection that such party may have to the laying of venue of any such claim, suit or cause of action in such courts; and (iv) waives any objection to the bringing of such claim, suit or cause of action in such courts on the grounds of forum non conveniens. Each Bidder, Buyer, and other Participant waives the right to a jury trial.

41. Attorneys' Fees. If any Participant breaches such Participant's obligations under these Bidder Terms and Conditions, Auctioneer and/or Seller will be entitled to recover all costs and expenses, including attorneys' fees incurred in enforcing their respective rights hereunder.

42. Electronic or Digital Signature. This Agreement may be executed by way of facsimile or electronic or digital signature, and each such signature will be deemed an original signature, with the same force and effect as if applied manually.

43. As of June 17, 2021, Alderfer Auction could not confirm the ingress and egress for any of the properties listed for the auction on July 22, 2021:

- Tract 1: 6-unit apartment complex at 714 Maple Ave. (Parcel #050006268009)
- Tract 2: Garage – (Parcel #05000628054)
- Tract 3: Vacant Lot 1 (Parcel #050000576001) and Lot 2 (Parcel #050000776002)

It is the buyer's responsibility to do their due diligence for any zoning and ordinance requirements for the stated properties.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on, **July 22, 2021.**

_____ SELLER

_____ SELLER

_____ BUYER _____ SSN

_____ BUYER _____ SSN

PARID: 050006268009
 GRECO RONALD R SR & BEVERLY A

714 MAPLE ST

Parcel

TaxMapID	05030 053
Parid	05-00-06268-00-9
Land Use Code	4200
Land Use Description	A - LOW-RISE 5-10 UNITS(1 BLDG) < 3-STRY
Property Location	714 MAPLE ST
Lot #	
Lot Size	2640 SF
Front Feet	33
Municipality	CONSHOHOCKEN
School District	COLONIAL
Utilities	ALL PUBLIC//

Owner

Name(s)	GRECO RONALD R SR & BEVERLY A
Name(s)	
Mailing Address	PO BOX 534
Care Of	
Mailing Address	
Mailing Address	VALLEY FORGE PA 19481

Current Assessment

Appraised Value	Assessed Value	Restrict Code
182,730	182,730	

Estimated Taxes

County	664
Montco Community College	71
Municipality	822
School District	4,269
Total	5,826
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	31-MAR-16
Sale Price	\$1
Tax Stamps	0
Deed Book and Page	5995-00829

Grantor

GRECO RONALD R SR & RONALD R JR

Grantee

GRECO RONALD R SR & BEVERLY A

Date Recorded

18-APR-16

[Print](#)

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:	05-00-06268-00-9	No taxes due
Deed Book - Page:	5995-00829	
Name:	GRECO RONALD R SR & BEVERLY A	
Address:	PO BOX 534 VALLEY FORGE PA 19481	
Location:	714 MAPLE ST	
District:	Conshohocken (Borough)	
Description:	LOW-RISE 5-10 UNITS(1 BLDG) < 3-STRY	
Assessed Value:	182,730	

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.

PARID: 050006268054
GRECO ANTHONY & ELEDA

MAPLE ST

Parcel

TaxMapID	05030 091
Parid	05-00-06268-05-4
Land Use Code	1110
Land Use Description	R - GARAGE ON LOT
Property Location	MAPLE ST
Lot #	2
Lot Size	4240 SF
Front Feet	
Municipality	CONSHOHOCKEN
School District	COLONIAL
Utilities	ALL PUBLIC//

Owner

Name(s)	GRECO ANTHONY & ELEDA
Name(s)	
Mailing Address	PO BOX 534
Care Of	RONALD GRECO
Mailing Address	
Mailing Address	VALLEY FORGE PA 19481

Current Assessment

Appraised Value	Assessed Value	Restrict Code
13,510	13,510	

Estimated Taxes

4238/310

County	49
Montco Community College	5
Municipality	61
School District	316
Total	431
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date
Sale Price
Tax Stamps
Deed Book and Page



DEED BK 5995 PG 00829 to 00833.1
 INSTRUMENT # : 2016025893
 RECORDED DATE: 04/18/2016 12:49:46 PM



3319858-0015-

RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

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Document Type: Deed	Transaction #: 3357117 - 2 Doc (s)
Document Date: 03/31/2016	Document Page Count: 4
Reference Info:	Operator Id: hlattanz

RETURN TO: (Mail) SKIPPACK ABSTRACT INC 3881 SKIPPACK PIKE PO BOX 1368 SKIPPACK, PA 19474	PAID BY: SKIPPACK ABSTRACT INC
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*** PROPERTY DATA:**

Parcel ID #: 05-00-06268-00-9
 Address: 714 MAPLE ST

PA
 Municipality: Conshohocken Borough (100%)
 School District: Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00

FEES / TAXES:

Recording Fee:Deed	\$95.00
Affidavit Fee	\$1.50
Rejected Document Fee	\$10.00
Total:	\$106.50

DEED BK 5995 PG 00829 to 00833.1
 Recorded Date: 04/18/2016 12:49:46 PM
 I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Jeanne Sorg

Jeanne Sorg
 Recorder of Deeds

Rev1a 2016-01-29

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Record and Return to:

Skipack Abstract, Inc.
3881 Skipack Pike,
P.O. Box 1368
Skipack, PA 19474

RECORDER OF DEEDS
MONTGOMERY COUNTY

RECORDER OF DEEDS
MONTGOMERY COUNTY

2016 APR -4 P 2: 14 2016 APR 18 A 10: 33

Parcel No. 05-00-06268-00-9

QUIT-CLAIM DEED

THIS INDENTURE made the 31st day of March, Two Thousand Sixteen (2016).

BETWEEN

Ronald R. Greco, Sr. and Ronald R. Greco, Jr.

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

AND

Ronald R. Greco, Sr. and Beverly A. Greco

(hereinafter called the "Grantees"), of the other part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, to them well and truly paid on behalf of the said parties of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, do remise, release and quit-claim, and by these presents, do remise, release and quit-claim unto the said parties of the second part, as tenants by the entireties, and to their heirs and assigns forever,

ALL those certain lots or pieces of ground with the buildings and improvements thereon situate in Montgomery County, Pennsylvania and known as 714 Maple Street, Conshohocken, PA, more fully described in Exhibit "A" hereto, and as set forth in a Subdivisions Plan for Anthony J. & Eleda Greco, prepared by Conver and Smith Engineering, Inc. dated October 8, 1991, last revised march 12, 1992 as recorded in the office of the Recorder of Deeds of Montgomery County in Plan Book A-53, page 318.

BEING the same premises which Ronald R. Greco, Sr, Executor of the Estate of Eleda Greco a/k/a Eleda A. Greco; Ronald R. Greco, Sr., specific devisee; and Ronald R. Greco, Jr., by deed dated August 26, 2008 and recorded with the Recorder of Deeds of Montgomery County on September 10, 2008 in Deed Book 5707, page 00227 et seq., granted and conveyed unto Ronald R. Greco, Sr. and Ronald R. Greco, Jr.

Being Tax parcel number 05-00-06268-00-9

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-06268-00-9 CONSHOHOCKEN
714 MAPLE ST
GRECO RONALD R SR & RONALD R JR
B 030 U 053 L 4200 DATE: 04/18/2016
\$15.00
CS

TOGETHER with all and singular, the tenements, hereditments and appurtenances thereunto belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof: and also, all the estate, right, title, interest, property, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, if any, of, in, or to the above-described premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular the above-mentioned and described premises, together with the appurtenances, unto the said party of the second part, his heirs and assigns forever.

In Witness Whereof, the parties of the first part has hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

WITNESS:





Ronald R. Greco, Sr.

WITNESS:



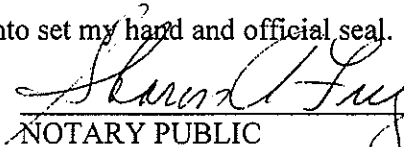


Ronald R. Greco, Jr.

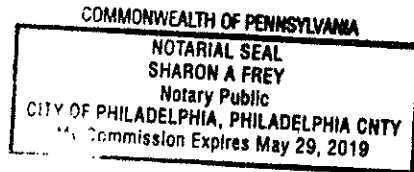
COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF PHILADELPHIA :

On this, the 31st day of March, 2016, before me, a Notary Public, personally appeared Ronald R. Greco, Jr. who acknowledged himself to be the individual identified in the deed, that he has authority to execute the deed and that he executed the foregoing instrument for the purposes therein contained.

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



NOTARY PUBLIC
My Commission Expires: May 29, 2019

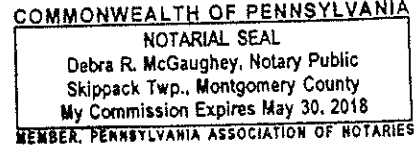


COMMONWEALTH OF PENNSYLVANIA :
 :
 COUNTY OF *montgomery* : SS
 :

On this, the 31 day of *march*, 2016, before me, a Notary Public, personally appeared Ronald R. Greco, Sr. who acknowledged himself to be the individual identified in the deed, that he has authority to execute the deed and that he executed the foregoing instrument for the purposes therein contained.

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

Debra R McGaughey
 NOTARY PUBLIC
 My Commission Expires:



ALL THAT CERTAIN lot or piece of land, SITUATE in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan for Anthony J. & Eleda Greco, prepared by Conver and Smith Engineering, Inc., dated October 8, 1991, last revised March 13, 1992 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-53 page 318; as follows, to wit

BEGINNING at a point of intersection with the Northwesterly side of Maple Street and the Southwesterly side of a 20.00 feet wide alley, as shown on said Plan;

THENCE extending from said beginning point and along the said side of Maple Street South 41 degrees 00 minutes 33.00 feet to a point a corner of the Northeasterly side of 7.00 feet wide alley;

THENCE extending along said alley North 49 degrees 00 minutes West 160.00 feet to a point, a corner in line of lands of Gerald and Ursula Monacella;

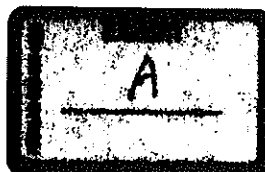
THENCE extending along the same North 41 degrees 00 minutes East 53.00 feet to a point, a corner of Lot #1 on said Plan;

THENCE extending along portion of Lot No. 1 South 49 degrees 00 minutes East 80.00 feet to a point on the Northwesterly side of 20.00 feet wide alley;

THENCE extending along the same South 41 degrees 00 minute West 20.00 feet to lands of Anthony & Elda A. Greco, and also Southwesterly side of said 20.00 feet wide alley;

THENCE extending along the same South 49 degrees 00 minutes East 80.00 feet to said beginning point.

BEING Block 30 Units 53 and 91.



0.0-0-751

SEP-13-77 00376, DEEDS • 751 — A

9.00

Printed No. 11-77c Simple Deed—Typewriter—Trusted by Teo & Leckens Co., Philadelphia

This Indenture Made the 12th

day of September in the year of our Lord one thousand nine

hundred and seventy-seven (1977) **Between** ANTHONY DeSANTIS and LOUISE DELLI PIZZI, Executors of the last will and testament of Raffaele DeSantis, deceased, of the Borough of Conshohocken, Montgomery County, Pennsylvania

of the one part, Grantor S and ANTHONY GRECO and ELEDA GRECO, his wife, Borough, County and State aforesaid,

8,500

of the other part, Grantee.

Witnesseth, That the said Grantor^s for and in consideration of the sum of SIXTEEN THOUSAND DOLLARS (\$16,000.00) 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, released and confirmed, and by these presents do

grant, bargain, sell, alien, release and confirm unto the said Grantees, their heirs and Assigns, as tenants by the entireties.

✓ ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, Situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Eighth Avenue at the distance of Eighty feet Northwestwardly from the West corner of Eighth Avenue and Maple Street, a corner of this and land of Anthony Greco; thence along said side of Eighth Avenue North forty nine degrees West, two hundred fifty feet, more or less, to a point, a corner of land now or late of Cosmo DiCiurcio and Lillian DiCiurcio, his wife; thence along the Southeasterly margin of DiCiurcio's land, South forty one degrees West, One hundred sixty feet to a point; thence extending South forty nine degrees East One hundred seventy feet to a point; thence along land now or late of Emidio Masciantonio, South forty one degrees East, Thirty three feet, more or less, to a point on the Northeastery side of a Seven feet wide alley; thence along the said side of said alley, South forty nine degrees East, Eighty feet, more or less, to a point, a corner of land of Anthony Greco; thence along the same, North forty one degrees East, One hundred ninety three feet, more or less, to the place of beginning.

BEING the same premises which Leonard Dachino and Angelina Dachino, his wife, by Indenture bearing date the 14th day of June A.D. 1943, and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on 15th day of June A.D. 1943 in Deed Book No. 1524, page 13, etc., granted and conveyed unto Raffaele DeSantis and Angelina DeSantis, his wife, in fee.

AND the said Angelina DeSantis departed this life on or about September 23, 1976, whereby the within described premises vested solely in Raffaele DeSantis, by right of survivorship.

AND the said Raffaele DeSantis being so thereof seized, departed this life on or about February 8, 1977, having first made and published his last will and testament bearing date March 11, 1976, and since his decease duly proven by the Register of Wills of Montgomery County at Norristown, Pa. on February 14, 1977, and registered in Reel No. 386 page 160, wherein he appointed his son, Anthony DeSantis and his daughter, Louise DelliPizzi, to be Co-Executors, and to whom Letters Testamentary were duly granted by the Register of Wills aforesaid on February 14, 1977.

SEP 13 12 46 PM '77

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 roversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever of

in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

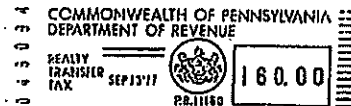
To have and to hold the said

hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and Assigns, to and for the only proper use and behoof of the said Grantees, their heirs and Assigns forever. as tenants by the entireties.

And the said Grantors,

do hereby by these presents covenant, grant and agree to and with the said Grantees, their heirs and Assigns, that they the said Grantors,

have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the Premises hereby granted or any part thereof, is, are, shall, or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.



REALTY TRANS. TAX PAID
STATE 160.00
LOCAL 160.00
PER JRB

In Witness Whereof, The Grantors have hereunto set their hands and seals the day and year first above written.

Sealed and delivered IN THE PRESENCE OF US:

Edith R. McAdoo

Anthony DeSantis (SEAL)
Anthony DeSantis

Louise Delli Pizzi (SEAL)
Louise Delli Pizzi
Executors of the Last Will and Testament of Raffaele DeSantis, deceased

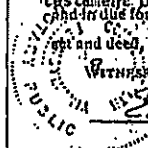
RECEIVED on the day of the date of the above Indenture of the above named County

WITNESS MY SIGNING

On the 12th day of September A. D. 1977, before me a Notary Public in and for the Commonwealth of Pennsylvania personally appeared

the above named ANTHONY DESANTIS and LOUISE DELLI PIZZI, Executors of the last will and testament of Raffaele DeSantis, deceased, 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.



Edith R. McAdoo
Notary Public
EDITH R. McADOO
Notary Public, Harrisburg, Montgomery Co.
My Commission Expires February 2, 1981

ON THE _____ day of _____ Anno Domini 19__ before me, the

subscriber,

personally appeared

who being duly sworn according to law, says that he was personally present at the execution of the within Indenture and saw the common or corporate seal of the said Corporation duly affixed thereto; that the seal so affixed is the common or corporate seal of the said Corporation; that the said Indenture was duly sealed and delivered by _____ of the said Corporation as and for the act and deed of the said Corporation of the uses and purposes therein mentioned,

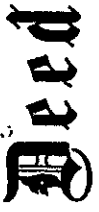
and that the names of this _____ as _____ and of _____ of the said Corporation, subscribed to the within Indenture in attestation of its due execution and delivery, are in their and each of their respective handwritings, and subscribed before me, the day and year

of the said Indenture, Witness my hand and seal

The residence of the within-named Grantor is 724 Maple Street, Conshohocken, Pennsylvania. 19428
On behalf of said Grantor _____

THE TITLE INSURANCE CORPORATION OF PENNSYLVANIA

313, 394-1



ANTHONY DESANTIS and LOUISE DELLI PIZZI, Executors of the Last Will and Testament of Raffaele DeSantis, deceased

To

ANTHONY GRECO and ELEBA GRECO, his wife

No. 314
Yoe & Lobenz Co., Philadelphia
Premises: Lot near West 8th Ave.
Borough of Conshohocken, Pa.

P 5246

Recorded in the Office for Recording of Deeds, in and for Montgomery County
in Deed Book No. 4238 page 310 &c.
Witness my hand and seal of Office this 13th day of
September Anno Domini 19 77

Sullivan J. Astor Jr.
Recorder

BOOK 4238 PG 313

This Indenture,

Made the Fourteenth day of June in the year of our Lord one thousand nine hundred and Forty-three (1943) BETWEEN LEONARD DACHINO and ANGELINA DACHINO, his wife, both of the Borough of Conshohocken, County of Montgomery and State of Pennsylvania

of the one part Grantor, s and RAPPAEYE De SANTIS and ANGELINA De SANTIS, his wife, both of the Borough of Conshohocken, County of Montgomery and State of Pennsylvania

of the other part, Grantees

Witnesseth, That the Grantor s for and in consideration of the sum of SIXTEEN HUNDRED AND TWENTY DOLLARS

lawful money of the United States of America, unto them well and truly paid by the said Grantees, 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 Grantees and the survivor of them, and the heirs and assigns of such survivor,

ALL THAT CERTAIN tract or piece of land, with the buildings, and improvements thereon erected, situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described as follows, viz: BEGINNING at a point on the Southwesterly side of Eighth Avenue at the distance of Eighty feet Northwestwardly from the West corner of Eighth Avenue and Maple Street, a corner of this and land of Anthony Graco; thence along said side of Eighth Avenue, north Forty-nine degrees West, Two Hundred and Fifty feet more or less, to a point a corner of land about to be conveyed to Cosmo Di Ciurcio and Lillian Di Ciurcio, his wife, thence along the Southeasterly margin of Di Ciurcio's land South Forty-one degrees West One Hundred and Sixty feet to a point; thence extending South Forty-nine degrees East One Hundred and Seventy feet to a point; thence along land now or late of Emidio Masciantonio, South Forty-one degrees West Thirty-three feet more or less to a point on the North-easterly side of a seven feet wide alley; thence along the said side of said alley South Forty-nine degrees East Eighty feet, more or less, to a point a corner of land of Anthony Graco; thence along the same, North Forty-one degrees East, One Hundred and Ninety three feet more or less to the place of beginning.

BEING a part of the same premises which Louis Di Ciurcio and Mariangela Di Ciurcio, his wife, by deed dated the 26th day of January A. D. 1938

17
and recorded in the Office for the Recording of Deeds for the County of Montgomery
at Norristown, Penna., in Deed Book No. 1255 page 27 &c., granted and conveyed unto
the said Leonard Dachino and Angelina Dachino, his wife, in fee.

4

15

Together with all and singular — the buildings, the _____ 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 Grantor s 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 land with the buildings, thereon erected, the _____ hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees and the survivor of them, and the heirs and assigns, of such survivor, to and for the only proper use and behoof of the said Grantees and the survivor of them and the heirs and assigns of such survivor forever. _____ As tenants by the entireties.

And the said Grantors, for themselves, their _____ heirs, executors and administrators, do — by these presents, covenant, grant and agree, to and with the said Grantees and the survivor of them, and the heirs and assigns of such survivor, that they the said Grantors and 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 Grantees and the survivor of them, and the heirs and assigns of such survivor, against them — the said Grantor s and their _____ heirs, and against all and every other person or 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 Grantors have hereunto set ^{their} hands and seals Dated the day and year first above written.

SEALED AND DELIVERED
IN THE PRESENCE OF US

Margaret A. McHanna
Rebecca E. Hastings

Leonard Dackino (SEAL)
LEONARD DACKINO

Angelina Dackino (SEAL)
ANGELINA DACKINO



16
This instrument is the day of the month of June, 1943, before me

~~XXXXXXXXXXXXXXXXXXXX~~

On the— Fourteenth — day of— June — Anno Domini 19 43, before me

the subscriber, a Notary public for the County and State aforesaid, residing in the Borough of Conshohocken, personally appeared the above-named LEONARD DACHINO and ANGELINA his wife, known to me to be the persons who executed the foregoing Indenture:

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

Witness my hand and Notarial seal the day and year aforesaid.

Margaret A. McNamee
NOTARY PUBLIC
June 14, 1943

The residence of the within-named Grantees
204 West 7th Avenue
Conshohocken, Penna.

Margaret A. McNamee
On behalf of the Grantees

25
3
L.V.P. Int. Sec. for Conshohocken
6/18/43

REC'D

LEONARD DACHINO and

ANGELINA DACHINO

his wife

TO

16d.

RAFFAELLE De SANTIS and

ANGELINA De SANTIS

his wife

71 John C. Clark Company, Philadelphia, 4-10-43

37 Rec'd

Conshohocken

Recorded in the office for Recording of Deeds in and for County of Montgomery.

In Deed Book No. 1524 page 13 Rec'd

Witness my hand and seal of office this 15th day of June Anno Domini 1943

John E. Marshall
Per

Recorder
Deputy Recorder

714 Maple Street, Conshohocken Room Measurements

Unit 1 – 1 Bedroom, 1 Bathroom

Front Room/Living Room	14'11" x 11'9"	Hardwood floor, cast iron radiator, double and single windows.
Kitchen	14'8" x 12'6" (minus bathroom sq. ft.)	Linoleum floor, overhead lighting, ceiling fan, cast iron radiator, window above sink. Gas stove, manual exhaust fan. Eat-in kitchen. New countertop and cabinetry.
Bathroom	8'4" x 5'11"	Linoleum floor, full tub with recent re-glazing, single sink.
Bedroom	14'11" x 10'4"	Hardwood floor, overhead lighting, ceiling fan, cast iron radiator, double window, deep closet.
Hall Closet/Pantry		Deep closet, 1 shelf
Other		Front door with storm door entrance. Cable hook up. Fuse box per owners
Water, Sewer		Public

Unit 4 – 1 Bedroom, 1 Bathroom

Front Room/Living Room	15' x 10'9"	Hardwood floor, cast iron radiator, two windows, overhead lighting
Kitchen	15' x 11'4" (minus bathroom sq. ft.)	Tile floor, overhead lighting, cast iron radiator, 1 window. Gas stove, microwave, refrigerator/freezer, wall oven. Eat-in kitchen, new countertop.
Bathroom	8'2" x 5'11"	Linoleum floor, full tub, single sink
Bedroom	15'1" x 10'4"	Hardwood floor, overhead lighting, ceiling fan, cast iron radiator, 2 windows, deep closet.
Hall Closet/Pantry		Deep closet, 4 shelves
Other		Shared entryway with Unit 3 Cable hook up. Fuse box per owners.
Water, Sewer		Public

Unit 6 – 1 Bedroom, 1 Bathroom

Front Room/Living Room	14'5" x 12'7"	Hardwood floor, baseboard radiator, overhead lighting, triple window, built-in corner cabinets
Kitchen	14'11" x 6'6"	Tile floor, overhead lighting, baseboard radiator, 1 window, eat-in kitchen. Amenities include gas stove, double sink, wall oven, manual exhaust fan, refrigerator/freezer
Bathroom	14'3" x 6'3"	Tile floor, single sink, linen closet, tiled walls halfway up, full tub, tiled shower walls, changing area
Bedroom	15' x 10'9"	Hardwood floor, overhead lighting, baseboard radiator, 2 windows, large deep closet (10'1" x 1'10" with sliding doors
Other		Front and storm door entrance - enters into kitchen, cable hook-up. Electrical: circuit breaker (per owners),
Water, Sewer		Public

Agent 360

714 Maple St, Conshohocken, PA 19428-1467

Conshohocken Boro

Tax ID 05-00-06268-009

Public Records



Summary Information

Owner:	Ronald R Greco Sr & Beverly A Greco	Property Class:	Apartment
Owner Address:	108 Oakwood Ln	Annual Tax:	\$5,827
Owner City State:	VALLEY FORGE PA	Record Date:	04/18/16
Owner Zip+4:	19481	Settle Date:	03/31/16
No Mail(P):	No	Sale Amount:	\$1
Owner Carrier Rt:		Book:	5995
		Page:	829
		Tax Record Updated:	03/08/21

Geographic Information

County:	Montgomery, PA	Lot:	053
Municipality:	Conshohocken Boro	Grid:	7844D6
High Sch Dist:	Colonial	Census:	2041.015
Tax ID:	05-00-06268-009		
Tax Map:	030		

Assessment & Tax Information

Tax Year:	2021	Annual Tax (Est):	\$5,827	Total Asmt:	\$182,730
County Tax:	\$664			Taxable Total Asmt:	\$182,730
Municipal Tax:	\$822				
School Tax (Est):	\$4,341				

Lot Characteristics

Frontage:	33.00	Sq Ft:	2,640	Traffic:	Light
		Acres:	0.0606	County Location:	Apt/Condo Complex
		Roads:	Paved		

Building Characteristics

Residential Type:	Multi-Fam/Det	Family Room:	0	Gas:	Public
Residential Design:	Lo-Rise Bldg (1-Heat Delivery: 4 Sty)	Hot Water/Steam		Water:	Public
Total Units:	8			Sewer:	Public
Bldg Leaseable SQFT:	5,120			Year Built:	1953
Fireplace Total:	0				
Cooling:	None				

Codes & Descriptions

Land Use:	4200 Apt: Low Rise, 5-10 Units, 3 Sty Or Less (1 Bldg)
Structure Type:	Garden Apt (3 Story or Less) Use Type: Apartment

MLS History

MLS Number	Category	Status	Status Date	Price
PAMC694384	COM	Active	05/25/21	\$900,000
PAMC487290	RESL	Canceled	04/06/07	\$1,100

Tax History**Annual Tax Amounts**

Year	County	Municipal	School	Annual
2021	\$664	\$822	\$4,341	\$5,827
2020	\$632	\$822	\$4,341	\$5,795
2019	\$632	\$640	\$4,232	\$5,504
2018	\$632	\$640	\$4,076	\$5,348
2017	\$632	\$640	\$3,982	\$5,254
2016	\$632	\$640	\$3,831	\$5,102
2015	\$576	\$640	\$3,748	\$4,964
2014	\$576	\$640	\$3,675	\$4,890
2013	\$576	\$640	\$3,582	\$4,797
2011	\$492	\$640	\$3,376	\$4,508
2010	\$492	\$640	\$3,294	\$4,426
2009	\$492	\$731	\$3,152	\$4,375
2008	\$492	\$731	\$3,028	\$4,251
2007	\$519	\$347	\$2,922	\$3,788
2006	\$528	\$347	\$2,827	\$3,702
2005	\$528	\$347	\$2,723	\$3,598
2004	\$519	\$365	\$2,737	\$3,622
2003	\$519	\$365	\$2,604	\$3,488

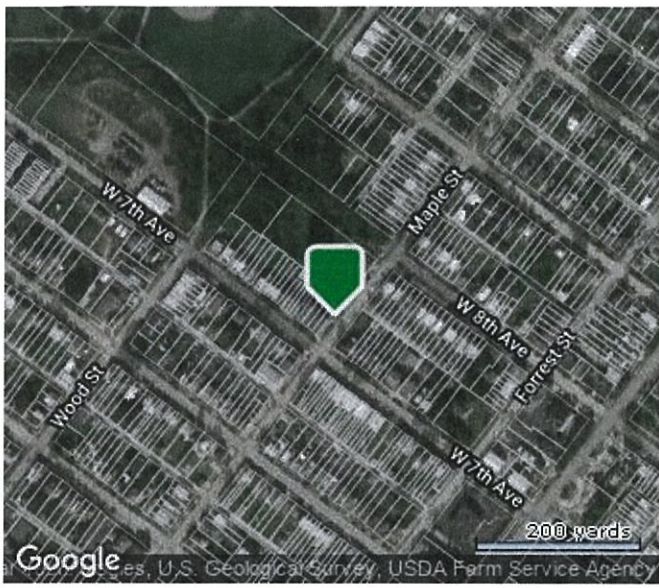
Annual Assessment

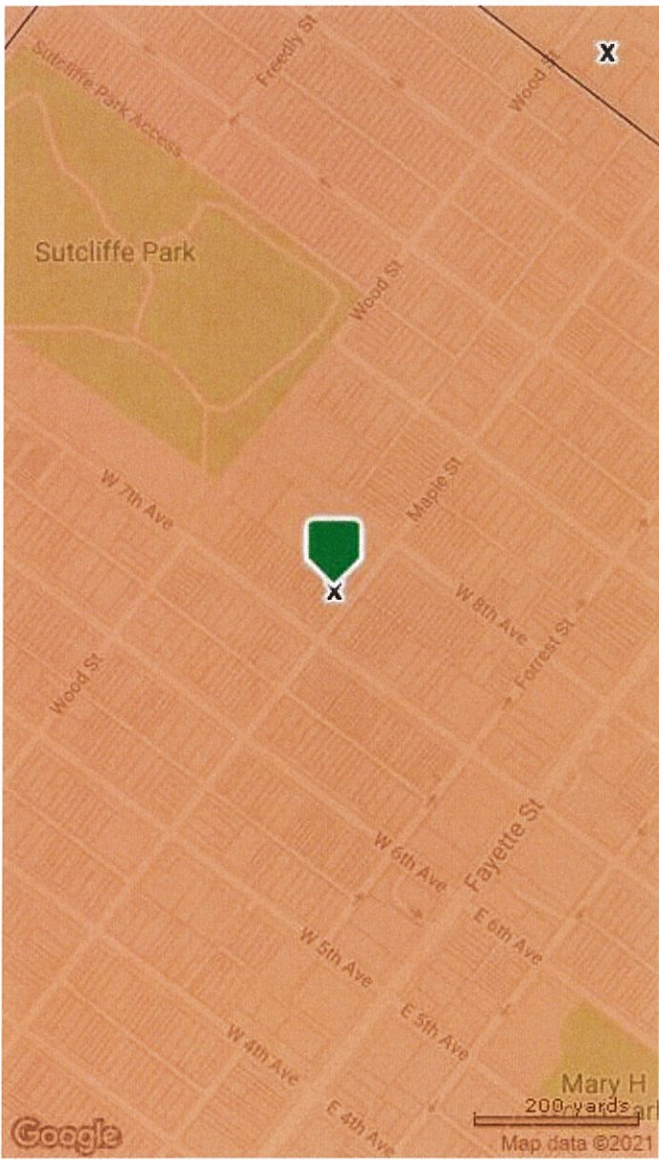
Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2021			\$182,730			\$182,730
2020			\$182,730			\$182,730
2019			\$182,730			\$182,730
2018			\$182,730			\$182,730
2017			\$182,730			\$182,730
2016			\$182,730			\$182,730
2015			\$182,730			\$182,730
2014			\$182,730			\$182,730
2013			\$182,730			\$182,730
2011			\$182,730			\$182,730
2010			\$182,730			\$182,730
2009			\$182,730			\$182,730
2008			\$182,730			\$182,730
2007			\$182,730			\$182,730
2006	\$87,780	\$94,950	\$182,730	\$87,780	\$94,950	\$182,730
2005	\$87,780	\$94,950	\$182,730	\$87,780	\$94,950	\$182,730
2004	\$87,780	\$94,950	\$182,730	\$87,780	\$94,950	\$182,730
2003	\$87,780	\$94,950	\$182,730	\$87,780	\$94,950	\$182,730

Flood Report

Flood Zone in Center of Parcel: X
Flood Code Desc: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.
Flood Zone Panel: 42091C0358G Panel Date: 03/02/2016
Special Flood Hazard Area (SFHA): Out
Within 250 feet of multiple flood zone: No

Maps





- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

© BRIGHT MLS - All information, regardless of source, should be verified by personal inspection by and/or with the appropriate professional(s). The information is not guaranteed. Measurements are solely for the purpose of marketing, may not be exact, and should not be relied upon for loan, valuation, or other purposes. Copyright 2021. Created: 05/27/2021 01:57 PM



DEED BK 5995 PG 00829 to 00833.1
INSTRUMENT # : 2016025893
RECORDED DATE: 04/18/2016 12:49:46 PM



3319858-0015-

RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed
Document Date: 03/31/2016
Reference Info:

Transaction #: 3357117 - 2 Doc (s)
Document Page Count: 4
Operator Id: hlattanz

RETURN TO: (Mail)
 SKIPPACK ABSTRACT INC
 3881 SKIPPACK PIKE
 PO BOX 1368
 SKIPPACK, PA 19474

PAID BY:
 SKIPPACK ABSTRACT INC

*** PROPERTY DATA:**

Parcel ID #: 05-00-06268-00-9
Address: 714 MAPLE ST

Municipality: PA
 Conshohocken Borough
 (100%)

School District: Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00

FEES / TAXES:

Recording Fee:Deed	\$95.00
Affidavit Fee	\$1.50
Rejected Document Fee	\$10.00
Total:	\$106.50

DEED BK 5995 PG 00829 to 00833.1
 Recorded Date: 04/18/2016 12:49:46 PM
 I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Jeanne Sorg

Jeanne Sorg
Recorder of Deeds

Rev1a 2016-01-29

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**

Record and Return to:

Skipack Abstract, Inc.
3881 Skipack Pike,
P.O. Box 1368
Skipack, PA 19474

RECORDER OF DEEDS
MONTGOMERY COUNTY

RECORDER OF DEEDS
MONTGOMERY COUNTY

2016 APR -4 P 2: 14 2016 APR 18 A 10: 33

Parcel NO. 05-00-06268-00-9

QUIT-CLAIM DEED

THIS INDENTURE made the 31st day of March, Two Thousand Sixteen (2016).

BETWEEN

Ronald R. Greco, Sr. and Ronald R. Greco, Jr.

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

AND

Ronald R. Greco, Sr. and Beverly A. Greco

(hereinafter called the "Grantees"), of the other part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, to them well and truly paid on behalf of the said parties of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, do remise, release and quit-claim, and by these presents, do remise, release and quit-claim unto the said parties of the second part, as tenants by the entireties, and to their heirs and assigns forever,

ALL those certain lots or pieces of ground with the buildings and improvements thereon situate in Montgomery County, Pennsylvania and known as 714 Maple Street, Conshohocken, PA, more fully described in Exhibit "A" hereto, and as set forth in a Subdivisions Plan for Anthony J. & Eleda Greco, prepared by Conver and Smith Engineering, Inc. dated October 8, 1991, last revised march 12, 1992 as recorded in the office of the Recorder of Deeds of Montgomery County in Plan Book A-53, page 318.

BEING the same premises which Ronald R. Greco, Sr, Executor of the Estate of Eleda Greco a/k/a Eleda A. Greco; Ronald R. Greco, Sr., specific devisee; and Ronald R. Greco, Jr., by deed dated August 26, 2008 and recorded with the Recorder of Deeds of Montgomery County on September 10, 2008 in Deed Book 5707, page 00227 et seq., granted and conveyed unto Ronald R. Greco, Sr. and Ronald R. Greco, Jr.

Being Tax parcel number 05-00-06268-00-9

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-06268-00-9 CONSHOHOCKEN
714 MAPLE ST
GRECO RONALD R SR & RONALD R JR
B 030 U 053 L 4200 DATE: 04/18/2016

\$15.00
CS

TOGETHER with all and singular, the tenements, hereditments and appurtenances thereunto belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof: and also, all the estate, right, title, interest, property, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, if any, of, in, or to the above-described premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular the above-mentioned and described premises, together with the appurtenances, unto the said party of the second part, his heirs and assigns forever.

In Witness Whereof, the parties of the first part has hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

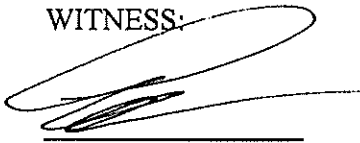
WITNESS:

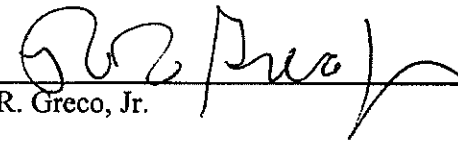




Ronald R. Greco, Sr.

WITNESS:



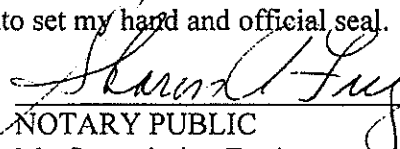


Ronald R. Greco, Jr.

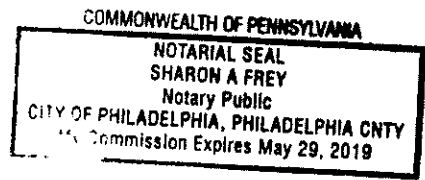
COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF PHILADELPHIA :

On this, the 31st day of March, 2016, before me, a Notary Public, personally appeared Ronald R. Greco, Jr. who acknowledged himself to be the individual identified in the deed, that he has authority to execute the deed and that he executed the foregoing instrument for the purposes therein contained.

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



NOTARY PUBLIC
My Commission Expires: May 29, 2019



COMMONWEALTH OF PENNSYLVANIA :
 COUNTY OF *montgomery* : SS
 :

On this, the 31 day of *march*, 2016, before me, a Notary Public, personally appeared Ronald R. Greco, Sr. who acknowledged himself to be the individual identified in the deed, that he has authority to execute the deed and that he executed the foregoing instrument for the purposes therein contained.

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

Debra R McGaughey
 NOTARY PUBLIC
 My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Debra R. McGaughey, Notary Public
 Skippack Twp., Montgomery County
 My Commission Expires May 30, 2018
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

ALL THAT CERTAIN lot or piece of land, SITUATE in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan for Anthony J. & Eleda Greco, prepared by Conver and Smith Engineering, Inc., dated October 8, 1991, last revised March 13, 1992 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-53 page 318; as follows, to wit

BEGINNING at a point of intersection with the Northwesterly side of Maple Street and the Southwesterly side of a 20.00 feet wide alley, as shown on said Plan;

THENCE extending from said beginning point and along the said side of Maple Street South 41 degrees 00 minutes 33.00 feet to a point a corner of the Northeasterly side of 7.00 feet wide alley;

THENCE extending along said alley North 49 degrees 00 minutes West 160.00 feet to a point, a corner in line of lands of Gerald and Ursula Monacella;

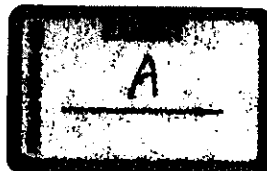
THENCE extending along the same North 41 degrees 00 minutes East 53.00 feet to a point, a corner of Lot #1 on said Plan;

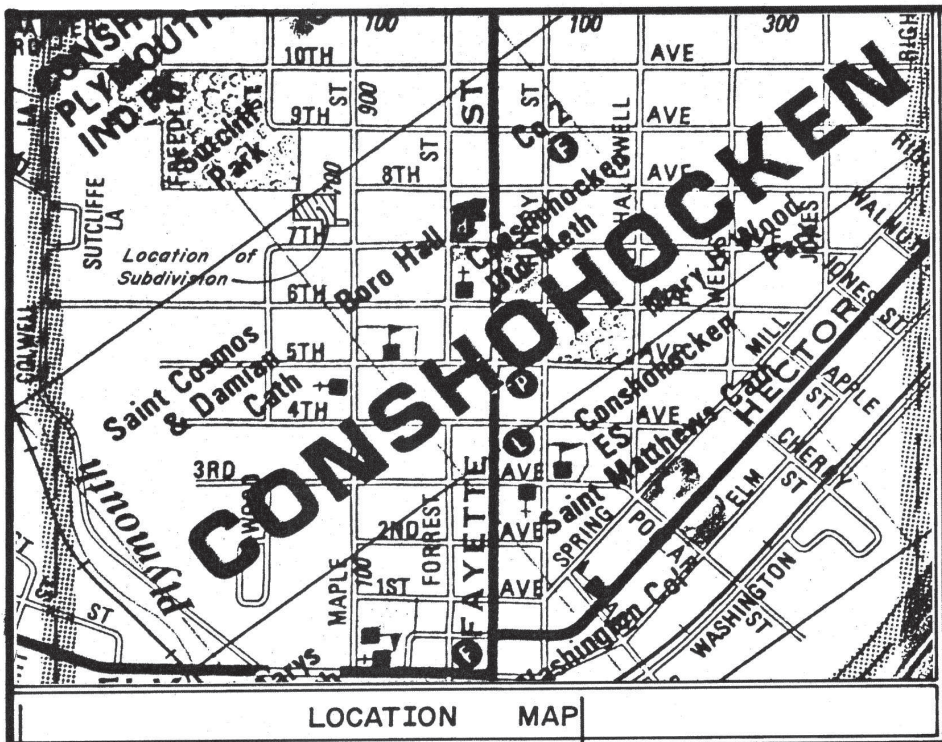
THENCE extending along portion of Lot No. 1 South 49 degrees 00 minutes East 80.00 feet to a point on the Northwesterly side of 20.00 feet wide alley;

THENCE extending along the same South 41 degrees 00 minute West 20.00 feet to lands of Anthony & Elda A. Greco, and also Southwesterly side of said 20.00 feet wide alley;

THENCE extending along the same South 49 degrees 00 minutes East 80.00 feet to said beginning point.

BEING Block 30 Units 53 and 91.





WETLANDS

CONVER AND SMITH ENGINEERING, INC. HAS NOT PERFORMED A WETLANDS ANALYSIS OF THIS SITE. ANY DEVELOPMENT OR ACTIVITY PLANNED WITHIN ANY WETLAND AREA SHALL NOT BE CONDUCTED WITHOUT PRIOR CONSULTATION WITH AND APPROVAL FROM APPLICABLE GOVERNMENT AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF ENVIRONMENTAL RESOURCES; THE COUNTY CONSERVATION DISTRICT; THE UNITED STATES DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE; AND/OR U. S. ARMY CORPS OF ENGINEERS.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this _____ day
me, the Subscriber, a Notary Public
Pennsylvania residing in _____
appeared _____
Law, acknowledge that they are
signing same, and that they own
land, that all necessary approvals
obtained and is endorsed thereon.
foregoing plan be duly recorded.

Notary Public _____ My _____

EIGHTH AVENUE
(NOT OPEN)

