



First American

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 8114-5579837

Schedule A

Transaction Identification Data for reference only:

Issuing Agent: Aaron Abstract Company

Issuing Office:

ALTA Universal ID:

Loan ID Number:

Commitment Number:

Issuing Office File Number: AAF10839

Property Address: 506 OAK STREET, North Wales, PA 19454 Revision Number:

SCHEDULE A

1. Commitment Date: July 20, 2021 @ 8:00 AM

2. Policy to be issued:

(a) ALTA® _____ Policy
Proposed Insured: T. B. D
Proposed Policy Amount: \$0.00

(b) ALTA® _____ Policy
Proposed Insured:
Proposed Policy Amount: \$

(c) ALTA® _____ Policy
Proposed Insured:
Proposed Policy Amount: \$

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in: Suzanne F. Pedersen
And was acquired by:

Deed from Phyllis Walker to Suzanne F. Pedersen, dated 08/26/2005 and recorded 09/28/2005 in the Office of the Recorder of Deeds in and for the County of Montgomery in Book 5572, Page 2804, Instrument No.: .

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

Aaron Abstract Company

By: 
Authorized Signatory

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Schedule BI

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SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Original photo identification for all parties to the transaction must be provided.
6. Proof to be furnished that as to each grantor/mortgagor who is an individual, if presently married, that he/she is neither separated from his/her spouse nor a party to any pending divorce proceeding in any jurisdiction, otherwise, the non-record spouse must join in the deed or mortgage contemplated hereunder.
7. Proof that there are no overdue support obligations of record with the Domestic Relations Section of the parties to this transaction, up through the date of recording of the instruments to be insured.
8. Town, County and School Taxes and Water and Sewer Rents for the prior three years. (Receipts to be produced and filed with the Company.) If certification of payment or amount due is obtained from the taxing and municipal authorities in lieu of such receipts, proof must be provided that the taxing and municipal authorities have not turned collection of any unpaid amounts over to a collection agency or law firm. Absent such proof, or if the taxing or municipal authorities have turned collection over to a collection agency or law firm, then additional certification of payment or amount due to be obtained from such collection agency or law firm.
9. Real Estate Taxes and Municipal Claims (If paid, receipts are to be produced and filed with the Company.)
PARCEL IDENTIFICATION NUMBER: 14-00-03412-00-3
ASSESSMENT: \$153,000.00

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10. The Company may make other requirements or exceptions upon its review of the documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.
11. Mortgages: NONE
12. Judgments: NONE
13. Homeowners Association Dues, if any.
14. Pennsylvania Department of Human Services requires social security numbers to complete searches for child support arrears. Issuing agent/office must conduct such searches, and if arrearages are found, issuing agent/office must obtain a Certificate for Domestic Relations.
15. The identity of the PROPOSED INSURED must be revealed to the Company prior to closing. The Company reserves the right to undertake such additional searches and raise such exceptions as may be necessary, upon such disclosure.
16. Real estate taxes returned to the Tax Claim Bureau of Montgomery County not certified. Proper certification to be obtained from said bureau.
17. Real Estate Taxes and Municipal Claims (If paid, receipts are to be produced and filed with the Company).

Tax Account Number: 14-00-03412-00-3 Assessment: \$153,000.00
18. FOR INFORMATION ONLY: Last Insured By: Mutual Abstract Company in 2005; File Number: 16792LAW.

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Schedule BII

ALTA Commitment for Title Insurance

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First American Title Insurance Company

File No: 8114-5579837

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SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.
3. Any variation in location of lines or dimensions or other matters which an accurate survey would disclose.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Possible additional tax increase based on additional assessments.
7. Accuracy of area content not insured.
8. Title to that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to the public and private rights therein.
9. Restrictions and other matters, if any, appearing of record in Deed Book 1077, Page 597, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on

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race, color, religion, sex, handicap, marital status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).



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Notices – Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707 (claims.nic@firstam.com).

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Exhibit A

ISSUED BY

First American Title Insurance Company

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Issuing Office File Number: AAF10839

The land referred to herein below is situated in the County of Montgomery, State of Pennsylvania, and described as follows:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected; situate at the intersection of Smith and Oak Streets in the Borough of North Wales, Montgomery County, Pennsylvania, intended to be conveyed by Winfield S.H. Gilbert to Winston J. Churchill according to a recent plan of property dated August 20, 1940, with revision of August 12, 1953, as prepared by Stanley F. Moyer, registered Engineer and Land Surveyor, Souderton, Pennsylvania, bounded and described and described as follows, to wit:

BEGINNING at the intersection of the West side of Oak Street (40 feet wide) and the North side of Smith Street (40 feet wide); thence along the North side of Smith Street North 48 degrees, 07 minutes West, the distance of 107.66 feet to an iron pin; thence North 41 degrees, 53 minutes East the distance of 123.89 feet to a corner; thence along other lands of Grantor of which this was a part, South 48 degrees, 07 minutes East the distance of 102.39 feet to the West side of Oak Street; thence along the same South 39 degrees, 27 minutes West the distance of 124.00 feet to the place of BEGINNING

PARCEL NO. 14-00-03412-00-3

BEING the same premises which Phyllis Walker, by Deed dated 08/26/2005 and recorded 09/28/2005 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5572, Page 2804, granted and conveyed unto Suzanne F. Pedersen.

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