



First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 8114-5643840

Transaction Identification Data for reference only:

Issuing Agent: Aaron Abstract Company

ALTA Universal ID:

Commitment Number:

Property Address: 1002 Orvilla Road, Hatfield, PA 19440

Issuing Office:

Loan ID Number:

Issuing Office File Number: AAF10890

Revision Number:

SCHEDULE A

1. Commitment Date: August 24, 2021 @ 8:00 AM
2. Policy to be issued:
 - (a) ALTA® _____ Policy
Proposed Insured: To Be Determined
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: John Rogers and Frances J. Rogers
And was acquired by:
Deed from Fred J. Macintosh and Kross Construction Co. a Joint Venture to John Rogers and Frances J. Rogers, dated 09/27/1993 and recorded 10/21/1993 in the Office of the Recorder of Deeds in and for the County of Montgomery in Book 5058, Page 1271, 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

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 8114-5643840

Issuing Office File Number: AAF10890

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: 35-00-07459-10-2
ASSESSMENT: \$159,520.00

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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. JUDGMENT in favor of Pennsylvania Department of Revenue, (PLAINTIFF) against John Rogers (1320 Rose Road Abington, PA 19001 United States) and et al., (DEFENDANT) docketed December 06, 2010, in Case No. 2010-63999, in the sum of \$75,247.10, plus interest and cost.
13. JUDGMENT in favor of Pennsylvania Department of Revenue, (PLAINTIFF) against John Rogers (1600 Hagys Ford RD Penn Valley, PA 19072-1051 USA), (DEFENDANT) docketed July 12, 2021, in Case No. 2021-61051, in the sum of \$12,191.70, plus interest and cost.
14. JUDGMENT in favor of Pennsylvania Department of Revenue, (PLAINTIFF) against John Rogers (1600 Hagys Ford RD Penn Valley, PA 19072-1051 USA), (DEFENDANT) docketed August 03, 2021, in Case No. 2021-61188, in the sum of \$6,480.34, plus interest and cost.
15. Homeowners Association Dues, if any.
16. 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.
17. 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.
18. Real estate taxes returned to the Tax Claim Bureau of Montgomery County not certified. Proper certification to be obtained from said bureau.
19. FOR INFORMATION ONLY: Last Insured By: Guaranteed Abstract Corp. in 1993; File Number: D087541MB.
20. Real Estate Taxes and Municipal Claims (If paid, receipts are to be produced and filed with the Company).

Tax Account Number: 35-00-07459-10-2 Assessment: \$159,520.00

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First American

Schedule BII

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 8114-5643840

Issuing Office File Number: AAF10890

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. Dedication to Hatfield Township as set forth in Deed Book 3093, Page 274; Deed Book 4682, Page 1580 and Deed Book 4992, Page 718.

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10. Subdivision and Construction Escrow Agreement as set forth in Deed Book 4992, Page 674.
11. Grant of Easement to Hatfield Township as set forth in Deed Book 4992, Page 724.
12. Addendum to Subdivision and Construction Escrow Agreement as set forth in Deed Book 5029, Page 1459.
13. Subject to all matters shown on the Plan as recorded in the Recorder's Office of Montgomery County, Pennsylvania in Plan Book A-53, Page 93.
14. Drainage Easement as set forth in Deed Book 4990, Page 1075.



First American

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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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: 8114-5643840

Issuing Office File Number: AAF10890

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

ALL THAT CERTAIN piece of ground with the buildings and improvements to be thereon erected situate in Hatfield Township, Montgomery County, Pennsylvania bounded and described according to a Final Plan of Subdivision made of Orvilla Station prepared for Fred Macintosh made by Urwiler and Walter Inc., Telford, Pennsylvania dated August 2, 1990 and last revised December 21, 1990 as follows to wit:

BEGINNING at a point on the Northwesterly side of Orvilla Road (30 feet wide from the center line of said Orvilla Road) said point being measured the 2 following courses and distances from a point of curve on the Southwesterly side of Schwab Road (no width given) (1) leaving Schwab Road on the arc of a circle curving to the right having a radius of 10 feet and the arc distance of 14.89 feet to a point of tangent on the Northwesterly side of Orvilla Road; and (2) South 44 degrees 20 minutes 25 seconds West 203.11 feet to the point of beginning, said point of beginning being a point a corner of Lot No. 6 as shown on the above mentioned plan; thence extending from said point of beginning being along the aforesaid side of Orvilla Road South 44 degrees 20 minutes 25 seconds West and crossing a proposed sanitary sewer lateral and crossing a certain 20 foot wide drainage easement the distance of 50 feet to a point a corner of lands now or late of George W. Henry, 3rd and Yoland Henry; thence extending along the aforesaid lands and also along lands now of late of Ben H. Williams and Pauletta A. Williams and also along lands now or late of Robert H. Tanis and Conny J. Tanis and also along lands now or late of Robert E. Dell and Peggy L. Dell and also along lands now or late of Irvin LeRoy Allison and Alverta C. Allison North 46 degrees 24 minutes 35 seconds West and crossing the aforementioned drainage easement the distance of 398.17 feet to a point a corner of lands now or late of Gerald W. and Trudie Ivanowicz; thence extending along the aforesaid lands North 44 degrees 5 minutes 25 seconds East 88.42 feet to a point corner of Lot 1 as shown on the above mentioned plan; thence extending along the aforesaid Lot and also along Lots 2 and 3 as shown on the above mentioned plan, South 46 degrees 24 minutes 35 seconds East 249.29 feet to a point, a corner of Lot 6 as shown on the above mentioned plan; thence extending along the aforesaid Lot the 2 following courses and distances: (1) South 43 degrees 35 minutes 25 seconds West 38.41 feet to a point; and (2) South 46 degrees 24 minutes 35 seconds East 148.76 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 5 as shown on the above mentioned Plan.

PARCEL NO. 35-00-07459-10-2

BEING the same premises which Fred J. Macintosh and Kross Construction Co. a Joint Venture, by Deed dated 09/27/1993 and recorded 10/21/1993 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5058, Page 1271, granted and conveyed unto John Rogers and Frances J. Rogers.

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