



*First American*

# Schedule A

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: 8114-6053710

**Transaction Identification Data for reference only:**

Issuing Agent: Aaron Abstract Company

ALTA Universal ID:

Commitment Number:

Property Address: 1132 Mica Circle, Bethlehem, PA 18017

Issuing Office:

Loan ID Number:

Issuing Office File Number: AAF11183

Revision Number:

### SCHEDULE A

1. Commitment Date: May 10, 2022 @ 8:00 AM
2. Policy to be issued:
  - (a)  ALTA® \_\_\_\_\_ Policy  
Proposed Insured: TBD  
Proposed Policy Amount: \$250,000.00
  - (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: Joseph S. Bedics and Dorothy B. Bedics, husband and wife, as tenants by the entirety  
And was acquired by:  
  
Deed from Wein-Ron Estates, Inc., a Pennsylvania corporation to Joseph S. Bedics and Dorothy B. Bedics, husband and wife, as tenants by the entirety, dated 09/07/1979 and recorded 09/11/1979 in the Office of the Recorder of Deeds in and for the County of Northampton in Book 605, Page 28, 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: 8114-6053710

Issuing Office File Number: AAF11183

### 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: M6 23 4-40 0214  
ASSESSMENT: \$82,700.00

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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. 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.
14. Homeowners Association Dues, if any.
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 Northampton 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: M6 23 4-40 0214 Assessment: \$82,700.00

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# Schedule BII

ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: 8114-6053710

Issuing Office File Number: AAF11183

## 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. Subject to all matters shown on the Plan as recorded in the Recorder's Office of Northampton County, Pennsylvania in Plan Book Volume 38, Pages 2 and 3 and Map Book 42, Pages 13 and 14.

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10. Rights and privileges as set forth in Deed Book Volume 605, Page 28.



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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**

File No: 8114-6053710

Issuing Office File Number: AAF11183

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

ALL THAT CERTAIN lot and building erected thereon located in Hanover Township, Northampton County, Pennsylvania, known and designated as Lot No. 37 of Birchwood Estates, more fully described on the Stage No. 1 of Ronca Village Estates, Record Plan, dated July 8, 1974, filed in the Office for the Recording of Deeds in and for the County of Northampton in Plan Book Volume 38, Pages 2 and 3 on the 10th day of March, 1976; being the same Plan filed on December 28, 1976 in Map Book 42, Pages 13 and 14.

PARCEL NO. M6 23 4-40 0214

BEING the same premises which Wein-Ron Estates, Inc., a Pennsylvania corporation, by Deed dated 09/07/1979 and recorded 09/11/1979 in the Office of the Recorder of Deeds in and for the County of Northampton in Deed Book Volume 605, Page 28, granted and conveyed unto Joseph S. Bedics and Dorothy B. Bedics, husband and wife, as tenants by the entirety.

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403  
ENTERED  
SEP 11 11 35 AM '79  
MERCER COUNTY, PENN.

# This Deed,

MADE the <sup>7th</sup> day of September  
in the year nineteen hundred and seventy-nine (1979)

BETWEEN WEIN-RON ESTATES, INC., a Pennsylvania corporation, hereinafter called "grantor,"

AND

JOSEPH S. BEDICS and DOROTHY B. BEDICS, husband and wife, as tenants by the entirety, hereinafter called "grantees,"

WITNESSETH, That in consideration of ---Seventy-Three Thousand Eight Hundred Sixty-Five  
---and 00/100--- (\$73,865.00) --- Dollars,  
in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant  
and convey to the said grantees,

ALL THAT CERTAIN lot and building erected thereon located in Hanover Township, Northampton County, Pennsylvania, known and designated as Lot # 37 of Birchwood Estates, more fully described on the Record Plan of Ronca Village Estates, Stage No. 1, dated July 8, 1974, filed in the Office for the Recording of Deeds in and for the County of Northampton in Plan Book Volume 38, pages 2 and 3 on the 10th day of March, 1976; being the same Plan filed on December 28, 1976 in Map Book 42, pages 13 et seq., and also known as 1132 Mica Circle.

UNDER AND SUBJECT to certain building restrictions and easements.

GRANTOR hereby retains the right and privilege for itself, its agents and employees to go upon the land of grantees for a period of one year from the day and year first above written for the purpose of grading. Grantor also retains the right and privilege, in developing parcels adjoining the grantees' land, to enter upon any part of the grantees' land for the purpose of so developing parcels adjoining said land.

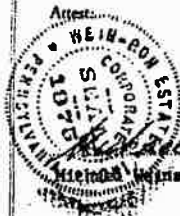
BEING A PART OF THE PROPERTY that Mikron Corporation, a Pennsylvania corporation, by deed dated December 9, 1975 and entered in the Office for the Recording of Deeds of Northampton County, Easton, Pennsylvania, in Deed Book Volume 532, Page 18, granted and conveyed unto Wein-Ron Estates, Inc., the within grantor, its successors and assigns.

Hanover Township Road Board \$369.32  
Bethlehem Area School District \$369.33

1834  
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER TAX  
738.65  
PB.11180

AND the said grantor will specially WARRANT AND FOREVER DEFEND the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantor has caused this Deed to be signed by its President or a Vice President, and also by its Secretary, or by an Assistant Secretary, or by its Treasurer, or by an Assistant Treasurer, and its Corporate Seal to be hereunto affixed, the day and year first above written.



WEIN-RON ESTATES, INC.

Attest: *Michael Weinstein*  
Michael Weinstein  
Secretary  
Treasurer

By *Leon Weinstein*  
Leon Weinstein  
President

CERTIFICATE OF RESIDENCE

I hereby certify, that the precise residence of the grantee herein is as follows:

1132 Mica Circle  
Bethlehem, PA 18017

*Joseph [Signature]*  
Notary or Agent for Grantee

Commonwealth of Pennsylvania

County of Lehigh

} SS:

On this, the *7<sup>th</sup>* day of September, 1979, before me, the undersigned officer, personally appeared Leon Weinstein and Michael Weinstein, who acknowledged themselves to be the President and Secretary of Wein-Ron Estates, Inc., the foregoing corporation, and that as such, they being authorized by such corporation to do so, executed the foregoing deed for the purpose therein contained by signing their names thereon as such.

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

*Arlene Levy*  
My Commission Expires  
ARLENE LEVY, Notary Public  
My Commission Expires May 17, 1982  
Allentown, Lehigh Co., Pa.

