



1803 West Broad Street, Quakertown, PA 18951

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INFORMATION CERTIFICATE

OVERVIEW

File No. ACC-1003

1. This information certificate covers the time period from 08/15/1972 to 01/25/2020.
2. The estate or interest in the land described or referred to in this information certificate and covered herein is fee simple and title thereto is at the effective date hereof vested in:

Gregory J. Magee and Mary Eleanor Magee, husband and wife, as tenants by the entirety

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

23 Evansburg Road
Collegeville, PA 19426
Township of Lower Providence, County of Montgomery
Tax Parcel No. 43-00-04000-00-7

4. This information certificate is prepared for: Alderfer Auction
5. Liability hereunder not to exceed the cost of the searches performed.

Prepared and Certified by:
Pride Abstract and Settlement Services, LLC

Authorized Signatory

INFORMATION CERTIFICATE

LIENS & ENCUMBRANCES

File No. ACC-1003

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

a. Mortgages:

NONE

b. Judgments and other Liens:

NONE

ESTATE LIENS:

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

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

c. Taxes:

Not Searched

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

Not Searched

INFORMATION CERTIFICATE

LEGAL DESCRIPTION

File No. ACC-1003

ALL THAT CERTAIN parcel of land known as TAX PARCEL NO. 43-00-04000-00-7 and being more fully described in the deed(s) referenced below:

BEING THE SAME premises which Peter P. Polloni and Lois S. Polloni, his wife, by Deed dated 08/11/1972 and recorded 08/15/1972 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 3778, Page 595, granted and conveyed unto Gregory J. Magee and Mary Eleanor Magee, husband and wife, as tenants by the entirety.

AND THE SAID Mary Eleanor Magee, has since departed this life on 12/___/2005, leaving title vested in Gregory J. Magee, by right of survivorship.

AND THE SAID Gregory J. Magee, has since departed this life on 08/21/2019, leaving a Last Will and Testament, duly filed and probated to No. 46-2019-X3562 in the Office of the Register of Wills in and for the County of Montgomery, wherein he did nominate Gregory J. Magee, Jr., to whom Letters Testamentary were granted on 10/04/2019.