



1803 West Broad Street, Quakertown, PA 18951

Phone: (215)536-3300 ♦ Fax: (215)536-2333

Email: titleinfo@prideabstract.com

INFORMATION CERTIFICATE

OVERVIEW

File No. ACC-1020

1. This information certificate covers the time period from 08/12/1983 to 02/20/2020.
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:

Thomas F. Bur and Betsy J. Bur, 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:

1444 Wheatsheaf Lane
Abington, PA 19001
Township of Abington, County of Montgomery
Tax Parcel No. 30-00-72256-00-2

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-1020

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

a. Mortgages:

Mortgage from: Thomas F. Bur
Mortgage to: PNC Bank, N.A.
Dated: 01/04/2006 Recorded: 01/31/2006
Mortgage Book: 11713 Page: 1384
Amount: \$60,000.00 (Open-End)

NOTE: The above mortgage appears to be an OPEN END MORTGAGE securing future advances. If this mortgage is to be paid in full/satisfied and removed from the policy to be issued on this matter, the equity loan account is to be closed or frozen before the payoff is issued.

b. Judgments and other Liens:

NONE

ESTATE LIENS:

In regard to the Estate of Thomas F. Bur, deceased:

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-1020

ALL THAT CERTAIN parcel of land known as TAX PARCEL NO. 30-00-72256-00-2 and being more fully described in the deed(s) referenced below:

BEING THE SAME premises which Alvin A. Swenson, III and Virginia H. Swenson, his wife, by Deed dated 07/29/1983 and recorded 08/12/1983 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 4714, Page 1997, granted and conveyed unto Thomas F. Bur and Betsy J. Bur, husband and wife, as tenants by the entirety.

AND THE SAID Betsy J. Bur, has since departed this life on 11/16/2004, leaving title vested in Thomas F. Bur, by right of survivorship.

AND THE SAID Thomas F. Bur, has since departed this life on 01/19/2020, leaving a Last Will and Testament, duly filed and probated to No. 2020-X0324 in the Office of the Register of Wills in and for the County of Montgomery, wherein he did nominate Lauren Romano, to whom Letters Testamentary were granted on 01/23/2020.