



1803 West Broad Street, Quakertown, PA 18951

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**INFORMATION CERTIFICATE**

**OVERVIEW**

**File No. ACC-1066**

1. This information certificate covers the time period from 06/01/2005 to 06/05/2020.
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:

Michael F. Rizzo and Connie F. Rizzo, a married couple

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

8408 Kistler Valley Road  
New Tripoli, PA 18066  
Township of Lynn, County of Lehigh  
Tax Parcel No. 542824694187 1

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

A handwritten signature in black ink, appearing to be a stylized 'W' followed by a long horizontal stroke with a small upward tick at the end.

Authorized Signatory

**INFORMATION CERTIFICATE**

**LIENS & ENCUMBRANCES**

**File No. ACC-1066**

6. The following items are recorded against the referenced property:
- a. Mortgages:  
  
Mortgage from: Michael F. Rizzo and Connie F. Rizzo  
Mortgage to: Wachovia Bank, NA  
Dated: 11/10/2007 Recorded: 11/30/2007  
Document No. 7453635  
Amount: \$202,800.00
  
  - b. Judgments and other Liens:  
  
NONE
  
  - c. Taxes:  
  
No Searched
  
  - d. Easements, Rights of Way, Restrictions, and other Encumbrances:  
  
Not Searched

**INFORMATION CERTIFICATE**

**LEGAL DESCRIPTION**

**File No. ACC-1066**

ALL THAT CERTAIN parcel of land known as TAX PARCEL NO. 542824694187 1 and being more fully described in the deed(s) referenced below:

BEING THE SAME premises which William L. Kistler, Jr. and Darlene S. Kistler, husband and wife, by Deed dated 05/27/2005 and recorded 06/01/2005 in the Office of the Recorder of Deeds in and for the County of Lehigh in Document No. 7267299, granted and conveyed unto Michael F. Rizzo and Connie F. Rizzo, as tenants by the entirety.

JMM

LJS

File No. RES01528

Parcel ID No. 542824694187 1 485200

**This Indenture,** made the 27th day of May, 2005,

1/4 PERCENT  
SCHOOL DISTRICT

Between

**WILLIAM L. KISTLER, JR. and DARLENE S. KISTLER, husband and wife**

(hereinafter called the Grantors), of the one part, and

**MICHAEL F. RIZZO and CONNIE F. RIZZO, husband and wife**

(hereinafter called the Grantees), of the other part,

**Witnesseth,** that the said Grantors for and in consideration of the sum of **One Hundred Sixty-Seven Thousand And 00/100 Dollars (\$167,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns, their heirs and assigns,

ALL THAT CERTAIN messuage, tenement, and lot or piece of ground situate in the Township of Lynn, County of Lehigh, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of a Township Road leading to the old Lynnville School House, thence along the land now or late of Charles Holoenbach North one (1) degree six (6) minutes West nine and fifty-eight hundredths (9. 58) perches to a point at the North side of a concrete road leading from Werleys Corner to Kempton; thence along the land now or late of Alvin Long South seventy-six (76) degrees ten (10) minutes East thirty-four and fifty-eight hundredths (34. 58) perches to a point in another macadam road leading from Stine's Corner to New Tripoli; thence in and along the said road South seven (7) degrees thirty-six (36) Minutes West six and twenty-seven hundredths (6. 27) perches to a point in the said road and in the middle of the first mentioned road to the old Lynnville School House; thence in the said first mentioned road North eighty-one (81) degrees fifteen (15) minutes West thirty-two and nine tenths (32. 9) perches to the place of BEGINNING.

CONTAINING 1 Acre, 103 perches.

BEING THE SAME PREMISES which Lillian S. Kistler, Ind. & Exe. of William L. Kistler Estate by Deed dated 5/1/1970, and recorded 5/6/1970, in Deed Book Volume 1135, page 0045, granted and conveyed unto William L. Kistler, Jr. and Darlene S. Kistler, Grantor herein.

This Document Recorded  
06/01/2005 State RTT: 1,670.00  
01:24PM Local RTT: 1,670.00  
Doc Code: DEED Lehigh County, PA Recorder of Deeds Office

Doc Id: 7267299  
Receipt #: 195736  
Rec Fee: 40.00



7267299  
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**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

**To have and to hold** the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

**And** the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will specially

**Warrant and Forever Defend.**

**In Witness Whereof**, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

**Sealed and Delivered**  
IN THE PRESENCE OF US:

\_\_\_\_\_

*William L. Kistler, Jr.* {SEAL}  
William L. Kistler, Jr.

\_\_\_\_\_

*Darlene S. Kistler* {SEAL}  
Darlene S. Kistler

Commonwealth of Pennsylvania :  
County of Lehigh : ss

On this the 27th day of May, 2005, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Lehigh, the undersigned Officer, personally appeared **William L. Kistler, Jr.** and **Darlene S. Kistler**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Barbara A. Smith, Notary Public  
City Of Allentown, Lehigh County  
My Commission Expires Aug. 31, 2008  
Member, Pennsylvania Association Of Notaries

*Barbara A. Smith*  
\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

I hereby certify that the address of the above-named Grantees is:

*5341 Vera Cruz Rd  
Center Valley Pa. 18034*

On behalf of the Grantees

File No. RES01528

**MAIL**

AFTER RECORDING RETURN TO:  
REAL ESTATE SETTLEMENTS LEHIGH  
VALLEY, INC.  
207 North 19th Street  
Allentown, PA 18104



7267299

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