



237 South Main Street, Coopersburg, PA 18036

Phone: (484)-863-9015 ♦ Fax: (484)-863-9057)

Email: titleinfo@prideabstract.com

INFORMATION CERTIFICATE

OVERVIEW

File No. ACC-1160

1. This information certificate covers the time period from 12/03/1993 to 10/26/2020.
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:

Dennis Urffer and Judy Urffer, 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:

1259 Reading Avenue
Boyertown, PA 19512
Township of Douglass, County of Berks
Tax Parcel No. 41537604546520

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-1160

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

a. Mortgages:

Mortgage from: Dennis Urffer, spouse of Judy Urffer and Judy Urffer, spouse of Dennis Urffer
Mortgage to: The Victory Bank
Dated: 11/03/2009 Recorded: 11/12/2009
Instrument No. 2009053144
Amount: \$100,000.00 (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

c. Taxes:

Not searched

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

Not searched

INFORMATION CERTIFICATE

LEGAL DESCRIPTION

File No. ACC-1160

ALL THAT CERTAIN parcel of land known as TAX PARCEL NO. 41537604546520 and being more fully described in the deed(s) referenced below:

BEING THE SAME premises which Kenneth L. Keen and Joanne D. Keen, his wife, by Deed dated 11/30/1993 and recorded 12/03/1993 in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 2484, Page 212, granted and conveyed unto Dennis Urffer and Judy Urffer, husband and wife, as tenants by the entirety.

AND THE SAID Judy Urffer, a/k/a Judith E. Urffer, has since departed this life on 01/22/2020, leaving title vested in Dennis Urffer, by right of survivorship.



Ownership Information

UPI / Property ID: 41537604546520
 Location Address: 1259 READING AV
 Owner's Name: URFFER, DENNIS & JUDY
 Mailing Address: 1259 READING AVE BOYERTOWN PA 19512
 Municipality: DOUGLASS
 School District: BOYERTOWN AREA
 Map PIN: 537604546520
 Account #: 41072990

Recorded Documents

Deed / Instrument #: 2484 0212
 Deed Date: 19931130
 Deed Amount: 113900
 Deed Reference 1:
 Deed Reference 2:
 Plan: 0197 0046
 Lot: 2

Property Details

Homestead Status: ACCEPTED: EFFECTIVE 07/01/2005
 Market Land Value: 45000
 Assessed Land Value: 45000
 Building Value: 73000
 Total Assessed Value: 118000
 Property Class: RESIDENTIAL
 Land Use Code: 106
 Clean & Green Year:
 Net Acreage: 0.99

Description: 1 1/2 STORY FRAME
 DETACHED IMPROVEMENTS

* This geospatial data and other related material was created or compiled by the County of Berks with the intent of using the data for county government related activities, and not necessarily with the intent of use of the data recipient in mind. Data is provided on an "AS IS" basis. BERKS COUNTY DOES NOT ASSUME ANY LIABILITY FOR DAMAGES CAUSED BY THE USE OF THIS INFORMATION.

This Indenture Made this 30th day of November 1993

Between KENNETH L. KEEN AND JOANNE D. KEEN, HIS WIFE

(hereinafter called the Grantors),

DENNIS URFFER AND JUDY URFFER, HIS WIFE

(hereinafter called the Grantees),

Witnesseth That the said Grantors for and in consideration of the sum of ONE HUNDRED THIRTEEN THOUSAND NINE HUNDRED DOLLARS (\$113,900.00) 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, doth granted, bargained and sold, released and confirmed, and by these presents doth grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as tenants by entireties.

ALL THAT CERTAIN lot or piece of ground situate on the northern side of Traffic Route 562 in the Township of Douglass, County of Berks and Commonwealth of Pennsylvania as shown on the minor subdivision plan of Kenneth L. & Joanne D. Keen, prepared by C.L. Adams, PLS, last revised 06/02/1993, and recorded in the Office of the Recorder of Deeds of Berks County in Plan Book 197 page 46, more fully bounded and described as follows:

BEGINNING at a point in the center line of said Traffic Route 562 at a corner of lot #3; thence in and along said center line North 82 degrees 44 minutes 18 seconds West a distance of 130.00 feet to a corner of lot #1; thence along said lot #1 North 3 degrees 55 minutes 12 seconds East a distance of 365.14 feet and South 82 degrees 44 minutes 18 seconds East a distance of 130.00 feet to a corner of lot #3; thence along said lot South 3 degrees 55 minutes 12 seconds West a distance of 365.14 feet to the point and place of Beginning.

BEING lot 2 on said plan.

BEING part of same premises which David W. Askey and Sylvia R. Askey by their attorney in fact Paul D. Yoder granted and conveyed unto Kenneth L. Keen and Joanne D. Keen, his wife, by Deed dated 01/12/1993 and recorded in the office of the Recorder of Deeds of Berks County in Record Book 2380 page 427.

2484-212

2023-11-21 212

12.2.1993

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 any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, 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 above described with the buildings and improvements hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee s, their heirs and assigns, to and for the only proper use and behoof of the said Grantee s, their heirs and assigns forever, as tenants by entireties.

And the said Grantors, for themselves, their executors, their administrators and assigns, doth by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and Assigns, that they the said Grantors, their heirs all and singular the Hereditaments and premises herein above 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 against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under him, her or any of them, shall and will **WARRANT** and forever **DEFEND**.

OR

the said do covenant, promise and agree, to and with the said and assigns, by these presents, that

the said has not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor has/have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Kenneth L. Keen
Kenneth L. Keen
Joanne D. Keen
Joanne D. Keen

112304 102 413

(SPECIAL WARRANTY)

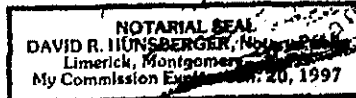
(TRUSTEES' WARRANTY)

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF) SS.

On this, the 30th day of November, A.D. 1993, before me,
the undersigned officer, personally appeared Kenneth L. Keen and Joanne D. Keen, his wife
known to me (or satisfactorily proven) to be the person s whose name are is (are) subscribed to the within
instrument, and acknowledged that the y executed the same for the purposes therein contained.
In witness whereof, I hereunto set my hand and official seal.

David R. Hunsberger

Notary Public
My Commission Expires:



COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF) SS.

On this, the _____ day of _____, A.D. 19____, before me,
the undersigned officer, personally appeared _____ who acknowledged
himself (herself) to be the _____ of _____
a corporation and that he as such
being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the
corporation by himself (herself) as
In witness whereof, I hereunto set my hand and official seal.

Notary Public
My Commission Expires:

D-075-387 SMC

PLEASE RETURN:
S.M.C. ABSTRACT CO., INC.
1811 RIDGE PIKE
LIMERICK, PA 19468



KENNETH L. KEEN AND
JOANNE D. KEEN, HIS WIFE

TO:

DENNIS URFFER AND
JUDY URFFER, HIS WIFE

Premises:
Lot#2, Traffic Route 562
Douglass Township
Berks County
Pennsylvania

CLT-2896

The address of the above-named Grantee
is #7 Box 255
138 YEWELL TOWNSHIP PA 19512
On behalf of the Grantee

10/25/93 211