



First American

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 8114-6031182

Schedule A

Transaction Identification Data for reference only:

Issuing Agent: Aaron Abstract Company

Issuing Office:

ALTA Universal ID:

Loan ID Number:

Commitment Number:

Issuing Office File Number: AAF11172

Property Address: 40 VAN LEER AVENUE, MEDIA, PA 19063

Revision Number:

SCHEDULE A

- 1. Commitment Date: May 04, 2022 @ 8:00 AM
2. Policy to be issued:
(a) [X] ALTA@ Policy
Proposed Insured: To Be Determined
Proposed Policy Amount: \$150,000.00
(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: Estate of Esther S. Umberger, deceased
And was acquired by:
Deed from Alvin W. Moor, Executor under the last will and Testament of Clara D. Moor, deceased to Wallace Umberger and Esther S. Umberger, husband and wife, dated 08/16/1966 and recorded 08/19/1966 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 2249, Page 661, 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

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First American Title Insurance Company

File No: 8114-6031182

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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: 27000264600
ASSESSMENT: \$339,650.00

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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. Homeowners Association Dues, if any.
14. 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.
15. Proof of Death in the form of a true copy of the Death Certificate of Wallace Umberger, deceased, must be furnished to this Company.
16. Estate of Esther S. Umberger, deceased, filed as 2319-2253 must be reviewed prior to settlement; possible additional requirements and/or exceptions (including but not limited to possible inheritance and/or estate taxes) may be certified. (Copy to Follow)
17. Any lien for state inheritance tax arising by reason of the death of Esther S. Umberger.
18. Any lien for federal estate tax arising by reason of the death of Esther S. Umberger.
19. 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.
20. Real estate taxes returned to the Tax Claim Bureau of Delaware County not certified. Proper certification to be obtained from said bureau.
21. Real Estate Taxes and Municipal Claims (If paid, receipts are to be produced and filed with the Company).

Tax Account Number: 27000264600 Assessment: \$339,650.00

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Schedule BII

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 8114-6031182

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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.

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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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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: 8114-6031182

Issuing Office File Number: AAF11172

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

ALL THAT CERTAIN lot or piece of ground with the improvements SITUATE in the Township of Middletown, County of Delaware and State of Pennsylvania, described according to a survey and plan made by C. M. Broomall, Civil Engineer, 1927, as follows:

BEGINNING at a point, the intersection of the center line of the Vanleer Avenue with the center line of the Sycamore Mills Road; thence extending along the said Vanleer Avenue South 1 degree 52 minutes, East 471.7 feet to a point; thence leaving said Vanleer Avenue and by land, now or late, of Thomas S. Fields South 88 degrees 33 minutes West 239.9 feet to a point in the line of land, now or late of Jesse T. Duff; thence by said last mentioned lands North 47 degrees West 326.3 feet to a point in the center line of said Sycamore Mills Road; thence by said center line North 56 degrees 32 minutes East 274.41 feet to the first mentioned point and place of beginning.

FOLIO NO. 27000264600

BEING the same premises which Alvin W. Moor, Executor under the last will and Testament of Clara D. Moor, deceased, by Deed dated 08/16/1966 and recorded 08/19/1966 in the Office of the Recorder of Deeds in and for the County Delaware in Deed Book 2249, Page 661, granted and conveyed unto Wallace Umberger and Esther S. Umberger, husband and wife.

AND THE SAID unto Wallace Umberger, has since departed this life on 01/28/2006, leaving title vested in Esther S. Umberger by right of survivorship.

AND THE SAID Esther S. Umberger, has since departed this life on 07/15/2019

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