

LAST OWNER AND LIEN SEARCH

Based on the examination of evidence in the appropriate public records, I certify that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This statement does not constitute title insurance; liability hereunder is assumed by North Penn Abstract Company in the amount of \$1,000.00 solely in its capacity as an abstractor for its negligence, mistakes or omissions.

NORTH PENN ABSTRACT COMPANY

BY: *Peggy J. Owsen*

NPA: 6413

PREMISES: 77 Church Road, Telford, PA 18969

TITLE VESTED IN: Wallace H. Burroughs by a Indenture from Karen Nice and Frederick E. Husk dated September 20,2005 and recorded September 28, 2005 in Deed Book 5572 page 2567 .

TITLE SEARCHED: through August 28, 2023

REQUIREMENTS:

1. REAL ESTATE TAXES

- a. Tax Receipts for the last three years to be produced and filed with the Company.
- b. Current Assessment: **\$169,940.00**
- c. UPI #: **34-00-00802-00-1**
- d. Taxes for the current year **2023**:

MORTGAGES

1. AMOUNT: \$135,951.00
FROM: Karen Nice and Elva Nice
TO: Eastern Mortgage Services, Inc.
DATED: June 15, 1990
RECORDED: June 22, 1990
MORTGAGE BOOK: 6597 PAGE: 19

Assigned To: The National State Bank recorded May 31, 1991 in Mortgage Book 6712 page 1197.
2. AMOUNT: \$172,000.00
FROM: Wallace H. Burroughs
TO: MERS, Inc., as Nominee for Nationstar Mortgage, LLC DBA Greenlight Loans
DATED: January 7, 2016
RECORDED: January 19, 2016
MORTGAGE BOOK: 14073 PAGE: 774

JUDGMENTS:

(None)

MECHANIC'S AND MUNICIPAL CLAIMS:

(None)

ADDITIONAL REQUIREMENTS:

(None)

NPA: 6413

EXCEPTIONS:

1. Title to that portion of the premises within the bed of Fourth Street is subject to the public and private rights therein.
2. Rights granted to the Pennsylvania Power and Light Company as in Deed Book 5036 page 1655.
3. Sewer Overflow Pipe Easement as in Deed Book 4941 page 1078.
4. Subject to conditions as shown on a Plan of Subdivision recorded in Plan Book C-4 page 72.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Franconia, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Survey made for Morris R. Barndt, by F. Richard Urwiler, Registered Professional Engineer, dated March 15, 1965 last revised April 22, 1965 recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book C-4 Page 72 as follows, to wit

BEGINNING at the point of intersection where the extended title line in the bed of Fourth Street (33.00 feet wide) intersects with the centerline of Church Road (33.00 feet wide); thence extending from said point of beginning North 46 degrees 15 minutes West along the aforesaid title line in the bed of Fourth Street and also crossing the Northwesterly side of Church Road (if extended) the distance of 138.48 feet to a point, a corner; thence extending North 50 degrees 30 minutes East crossing the Northeasterly side of Fourth Street the distance of 141.69 feet to a point a corner; thence extending South 46 degrees 03 minutes 17 seconds East recrossing the said Northwesterly side of Church Road the distance of 168.69 feet to a point on the aforesaid centerline of Church Road; thence extending South 62 degrees 15 minutes West along the aforesaid centerline of Church Road the distance of 147.89 feet to the first mentioned point of intersection and place of beginning

BEING House Number 77 Church Road

BEING Parcel No. 34-00-00802-00-1