

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: *Reggie J. O'Connell*

NPA: 6439

PREMISES: 814 Keller Church Road, Ottsville, PA 18942
Bedminster Township
Bucks County

TITLE VESTED IN: Evan-Lee, LLC by a Deed from Lawrence J. Moyer and Jean L. Moyer, husband and wife dated November 3, 2006 and recorded November 29, 2006 in Land Record Book 5190 page 1803.

TITLE SEARCHED: through September 22, 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: **\$46,450.00**
- c. UPI #: **01-013-011**
- d. Taxes for the current year **2023**:

MORTGAGES

(None)

JUDGMENTS:

(None)

MECHANIC'S AND MUNICIPAL CLAIMS:

(None)

ADDITIONAL REQUIREMENTS:

(None)

NPA: 6439

EXCEPTIONS:

1. Title to that portion of the premises with the bed of Kellers Church Road is subject to the public and private rights therein.
2. Subject to the provisions of the Acts of Assembly authorizing the Pennsylvania Department of Transportation to extend the boundaries of State Roads.

NPA: 6439

LEGAL DESCRIPTION

PREMISES "A":

ALL THAT CERTAIN factory building known as The Bedminster Factory and tract of land, Situate in the Township of Bedminster, County of Bucks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the middle of the public road leading from Bedminsterville to Plumsteadville in a line of Isaac K. Meyer's lane; thence along the middle of said road, South 49 degrees East, 76.00 feet to a corner of in the middle of said road; thence by other land of the said Elias Fretz, South 43 ½ degrees West, 246.84 feet to a corner; thence by the same, North 49 ½ degrees West, 76.00 feet to a stone corner; thence by land of the said Isaac K. Meyer's , North 43 ½ degrees East, 246.84 feet to the place of beginning.

PREMISES "B":

ALL THAT CERTAIN lot of land with messuage thereon erected, Situate in the Township of Bedminster, County of Bucks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the public road leading from Bedminsterville to Plumsteadville in a line of Jacob Hager; thence along the same, South 44 ¼ degrees West, 246.00 feet to a corner of the lands of the said Elmer T. Fretz and his wife Elsie M. Fretz; thence along the same, North 47 degrees West, 94 1/3 feet to a corner in the land of William F. Fretz; thence along the same North 43 ½ degrees East, 246.84 feet to a corner in the said public road; thence along the same, South 47 degrees East, 94 2/3 feet to a corner of place of beginning.

BEING Parcel Number 01-013-011