



1803 West Broad Street, Quakertown, PA 18951

Phone: (215)536-3300 ♦ Fax: (215)536-2333

Email: [titleinfo@prideabstract.com](mailto:titleinfo@prideabstract.com)

**INFORMATION CERTIFICATE**

**OVERVIEW**

**File No. ACC-0783**

1. This information certificate covers the time period from 10/17/2006 to 02/05/2019.
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:  
  
Harold J. Myers, Sr. and Vera S. Myers, a married couple, 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:  
  
200 Country Club Drive  
Telford, PA 18969  
Township of Franconia, County of Montgomery  
Tax Parcel No. 34-00-01772-53-4
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-0783**

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

a. Mortgages:

Mortgage from: Harold J. Myers, Sr. & Vera S. Myers  
Mortgage to: Wells Fargo Bank, NA  
Dated: 06/19/2012 Recorded: 06/27/2012  
Mortgage Book 13345 Page 562  
Amount: \$300,000.00

b. Judgments and other Liens:

Enter judgments and other liens here or NONE

c. Taxes:

Not Searched

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

Not Searched

**INFORMATION CERTIFICATE**

**LEGAL DESCRIPTION**

**File No. ACC-0783**

ALL THAT CERTAIN parcel of land known as TAX PARCEL NO. 34-00-01772-53-4 and being more fully described in the deed(s) referenced below:

BEING THE SAME premises which John N. Davis, III, by his agent Kenneth M. Humlhanz, by Deed dated 08/22/2006 and recorded 10/17/2006 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5620 page 382, granted and conveyed unto Harold J. Myers, Sr. and Vera S. Myers, husband and wife.

- Profile
- Accessory Structures
- Assessment Breakdown
- Assessment History
- Commercial
- Lot
- Map
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and Combinations

PARID: 340001772534  
 MYERS VERA S 200 COUNTRY CLUB DR

1 of 1

[Return to Search Results](#)

**Parcel**

TaxMapID	340138061
Parid	34-00-01772-53-4
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	200 COUNTRY CLUB DR
Lot #	61
Lot Size	2032 SF
Front Feet	
Municipality	FRANCONIA
School District	SOUDERTON AREA
Utilities	ALL PUBLIC//

**Actions**

- Printable Summary
- Printable Version

**Owner**

Name(s)	MYERS VERA S
Name(s)	
Mailing Address	200 COUNTRY CLUB DR
Care Of	
Mailing Address	
Mailing Address	TELFORD PA 18969

**Current Assessment**

Appraised Value	Assessed Value	Restrict Code
237,190	237,190	

**Estimated Taxes**

County	820
Montco Community College	93
Municipality	469
School District	7,026
Total	8,408
Tax Lien	Tax Claim Bureau Parcel Search

**Last Sale**

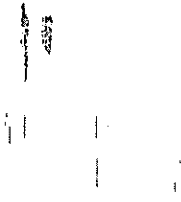
Sale Date	26-APR-18
Sale Price	\$1
Tax Stamps	0
Deed Book and Page	6089-00481
Grantor	MYERS HAROLD J SR & VERA S
Grantee	MYERS VERA S
Date Recorded	08-MAY-18

Montgomery County  
 Board of Assessment Appeals  
 P.O. Box 311  
 Norristown PA 19404-0311

**Contact Us**  
 Phone: (610) 278-3761  
 Email: boahelg@montcoopa.org  
 Hours: Monday-Friday 8:30am-4:15pm

**Location** [Google Map](#)

[Search Disclaimer](#)  
[Privacy Policy](#)



You are here: [Home](#) > [Departments](#) > [County Administration](#) > [Tax Claim Bureau](#) > [Parcel Search](#) > [Parcel Details](#)

## Parcel Search Result 1 of 1

[Return to Results](#) | [< Previous](#) | [Next >](#) | [New Search](#) | [Print Page](#)

**Parcel Number:** 34-00-01772-53-4  
**Deed Book - Page:** 6089-00481  
**Name:** MYERS VERA S  
**Address:** 200 COUNTRY CLUB DR  
TELFORD PA 18969  
**Location:** 200 COUNTRY CLUB DR  
**District:** Franconia (Township)  
**Description:** SINGLE FAMILY  
**Assessed Value:** 237,190

**No taxes due**

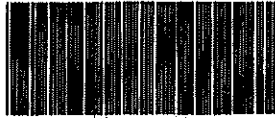
PLEASE NOTE THAT THIS IS NOT A CERTIFIED SEARCH.  
YOU MAY ORDER A CERTIFIED SEARCH BY MAIL OR BY VISITING THE TAX CLAIM OFFICE.  
PLEASE SEE OUR [CERTIFIED TAX SEARCH](#) FOR INSTRUCTION.

RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Nancy J. Becker*



One Montgomery Plaza  
Swede and Airy Streets - Suite 303  
P.O. Box 311 - Norristown, PA 19404  
Office: (610) 278-3289 ~ Fax: (610) 278-3889

DEED BK 5620 PG 00382 to 0386  
INSTRUMENT #: 2006128519  
RECORDED DATE: 10/17/2006 10:42:03 AM




0007610-0008F

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

<b>Document Type:</b> Deed <b>Document Date:</b> 08/22/2006 <b>Reference info:</b> myers	<b>Transaction #:</b> 4819 <b>Document Page Count:</b> 4 <b>Operator id:</b> fvesquez
<b>RETURN TO:</b> NORTH PENN ABSTRACT CO INC P O BOX 2 35 GREEN ST LANSDALE, PA 19446	<b>SUBMITTED BY:</b> NORTH PENN ABSTRACT CO INC P O BOX 2 35 GREEN ST LANSDALE, PA 19446
<b>* PROPERTY DATA:</b> <b>Parcel ID #:</b> 34-00-01772-53-4 <b>Address:</b> 200 COUNTRY CLUB DR  FRANCONIA TOWNSHIP PA 18969 <b>Municipality:</b> Franconia Township <b>School District:</b> Souderton Area	
<b>* ASSOCIATED DOCUMENT(S):</b>	
<b>CONSIDERATION/SECURED AMT:</b> \$451,000.00  <b>FEES / TAXES:</b> Recording Fee:Deed \$46.50 State RTT \$4,610.00 Franconia Township RTT \$2,255.00 Souderton Area School District RTT \$2,255.00 Misc Fee \$5.00 <b>Total:</b> \$9,071.50	DEED BK 5620 PG 00382 to 0386 Recorded Date: 10/17/2006 10:42:03 AM  I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.   <i>Nancy J. Becker</i> Nancy J. Becker Recorder of Deeds

**PLEASE DO NOT DETACH**  
**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always supersedes.  
\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

4/1/06  
50032

Prepared by and Return to:  
North Penn Abstract Co. Inc.  
35 Green Street  
P.O. Box 2  
Lansdale, PA 19446  
215-362-0475  
  
File No. 42035  
UPI # 34-00-01772-53-4

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
34-00-01772-53-4 FRANCONIA  
200 COUNTRY CLUB DR  
DAVID JOHN N III  
B 0138 U 081 L 61 1101 DATE: 08/31/2006 \$5.00  
JO

**This Indenture**, made the 22nd day of August, 2006,

Between

**JOHN N. DAVIS, III, by His Agent Kenneth M. Humlbanz**

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

**HAROLD J. MYERS, SR. AND VERA S. MYERS, HUSBAND AND WIFE**

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

Witnesseth, that the said Grantor for and in consideration of the sum of **Four Hundred Fifty One Thousand Dollars 00/100 (\$451,000.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

ALL THAT CERTAIN lot or piece of ground situate in the Township of Franconia, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Overall Subdivision/Land Development Plan of Indian Valley Greenes prepared for Indian Valley Greenes Limited Partnership made by Horizon Engineering Associates, LLC dated October 28, 2002 and last revised August 8, 2003 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Land Site Plan Book 22 page 32-40, as follows to wit:

Being Unit No. 61  
Being known as 200 Country Club Drive  
Being County Parcel No. 34-00-01772-53-4

As such lot and appurtenances are defined in the Planned Community Declaration of Indian Valley Greenes recorded in Deed Book 5513 page 41 and with a Amendment to Section 2.1 as recorded in Deed Book 5531 page 74 and with a First Amended Planned Community declaration of Indian Valley Greenes as recorded in Deed Book 5542 page 923.

RECEIVED SEP - 5 2006

SEP 27 2006

OCT 10 2006

BEING THE SAME Premises which Indian Valley Greener, L.P., a PA Limited Partnership, by Deed dated June 21, 2005, and recorded June 24, 2005, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5559, Page 485, granted and conveyed unto John N. Davis, III, in fee.

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 him, 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 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 Grantor, for himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that he, the said Grantor, and his 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 him, the said Grantor, and his heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, shall and will

Warrant and Forever Defend.

In Witness Whereof, the party of the first part has hereunto set his hand and seal. Dated the day and year first above written.

**Sealed and Delivered  
in the Presence of Us:**

\_\_\_\_\_

*Kenneth M. Humlhanz* ~~Agent~~  
*for JOHN N. DAVIS III*

\_\_\_\_\_  
Kenneth M. Humlhanz, Agent for  
John N. Davis, III (SEAL)



Commonwealth of Pennsylvania }  
County of Montgomery } ss

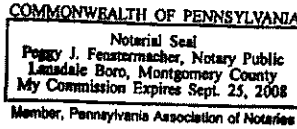
On this, the 22nd day of August, 2006, before me, the undersigned Notary Public, personally appeared Kenneth M. Humlhanz, Agent for John N. Davis, III, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

Peggy J. Fenstermacher  
Notary Public  
My commission expires \_\_\_\_\_

The precise residence and the complete post office address of the above-named Grantees is:

*200 Country Club Drive  
Telford PA 18969*



\_\_\_\_\_  
On behalf of the Grantees

# Deed

UPI # 34-00-01772-53-4

John N. Davis, III

TO

Harold J. Myers, Sr. and Vera S. Myers

North Penn Abstract Co. Inc.

35 Green Street

P.O. Box 2

Lansdale, PA 19446

Telephone: 215-362-0475 Fax: 215-361-0780