



*First American Title™*

# ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

COMMITMENT NUMBER

**AAF10863**

## Schedule A

**Transaction Identification Data for reference only:**

Issuing Agent: **AARON ABSTRACT COMPANY**

Issuing Office: **526 TOWNSHIP LINE ROAD, SUITE 200,  
BLUE BELL, PA 19422**

Issuing Office's ALTA® Registry ID:

Loan ID No:

Commitment No:

Issuing Office File No: **AAF10863**

Property Address: **1669 Old Bethlehem Pike, Quakertown, PA 18951**

Revision No.:

### SCHEDULE A

1. Commitment Date: **August 17, 2021**

2. Policy to be issued:

- (a)  ALTA® Owner's Policy of Title Insurance (6-17-06)
- ALTA® Homeowner's Policy (Rev. 12-2-13) (EAGLE)
- Other

Proposed Insured: **TBD**

Proposed Policy Amount: \$ *tbd*

- (b)  ALTA® Loan Policy of Title Insurance (6-17-06)
- ALTA® Expanded Coverage Residential Loan – Current Assessments (4-2-15) (EAGLE)
- ALTA® Short Form Residential Loan – Current Violations (4-2-15)
- ALTA® Short Form Expanded Coverage Residential Loan – Current Assessments (4-2-15) (EAGLE)

Proposed Insured:

Proposed Policy Amount: \$

3. The estate or interest in the Land described or referred to in this Commitment is fee simple.

4. The Title is, at the Commitment Date, vested in:

**Kenneth L. Frey and Janet R. Frey**

### FIRST AMERICAN TITLE INSURANCE COMPANY

AARON ABSTRACT COMPANY

By: 


Authorized Signatory

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<b>Schedule BI &amp; BII</b>	COMMITMENT NUMBER <b>AAF10863</b>

Commitment No.: **AAF10863**

**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.
  - a. **Deed from Kenneth L. Frey and Janet R. Frey to TBD conveying the subject property set forth under Schedule A.**
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: 36-008-018 and 36-008-018-001  
ASSESSMENT: 45,480.00
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.

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## ALTA Commitment for Title Insurance

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**Schedule BI & BII (Cont.)**

COMMITMENT NUMBER

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### **MORTGAGES**

(None)

### **JUDGMENTS:**

(None)

### **MECHANIC'S AND MUNICIPAL CLAIMS:**

(None)

### **ADDITIONAL REQUIREMENTS:**

1. Proof to be provided that grantor holding record title has not, subsequent to acquisition of title, been a party to any divorce proceedings, whether currently ongoing or completed prior to the transaction that is the subject of this report. In the event such divorce proceedings have occurred, same to be examined and possible additional requirements to be added.
2. Prior to settlement, search of statewide support lien system to be performed to determine the existence of support arrearages, if any. Company or its Agent to be provided with Social Security Numbers of all natural persons that are a party to the transaction so that this search can be performed by the closing officer no more than 30 days in advance of closing.
3. Proof that the grantees in the last deed of record are one and the same persons as the proposed Mortgagors and/or Grantors and they have not been divorced.
4. Names of all relevant parties to the within real estate transaction to be searched prior to closing to verify that they are not Specially Designated Nationals subject to the provisions of President's Executive Order Targeting Terrorist Assets.

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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 tax increase based on additional assessments.
7. Accuracy of area content not insured.
8. Title to that portion of the premises within the bed of Old Bethlehem Pike is subject to the public and private rights therein.
9. Subject to the provisions of the Acts of Assembly authorizing the PA Dept of Transportation to extend the boundaries of State Roads.
10. Easement of 10.00 feet wide right of way as set forth in Deed Book 2807 page 1214.
11. Conditions, easements, building set back lines etc. disclosed on Plan recorded in Plan Book 174 page 14 and Plan Book 295 page 61.

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# Exhibit A

Commitment No.: **AAF10863**

The Land referred to herein below is situated in the **County of Bucks, Commonwealth of Pennsylvania**, and is described as follows:

### 36-008-018

**ALL THAT CERTAIN** message and tract or parcel of land situate on the northeast side of Old Bethlehem Pike in the Township of Richland, County of Bucks and Commonwealth of Pennsylvania, being Lot #2 of a subdivision plan for Donald and Constance Yerger, dated June 20, 1978 prepared by ESW Associates, Consulting Engineers and Surveyors of Quakertown, Pennsylvania, and being further bounded and described as follows, to wit:

**BEGINNING** at a point in the centerline of Old Bethlehem Pike in line of lands now or formerly of Harvey E. Williams; thence along said centerline North forty five degrees forty five minutes zero seconds West a distance of 135.00 feet; thence along Lot #1 of the aforementioned subdivision plan North forty four degrees fifteen minutes zero seconds East a distance of 250.00 feet to a point in line of lands now or formerly of Joseph C. Walters; thence along the same South forty five degrees forty five minutes zero seconds East a distance of 135.00 feet to a point in line of the aforementioned lands now or formerly of Harvey E. Williams; thence along the same South forty four degrees fifteen minutes zero seconds West a distance of 250.00 feet to the place of **BEGINNING**.

**CONTAINING** 33,750 square feet of land.

**BEING** Parcel Number 36-008-018.

**BEING** the same premises which Donald R. Yerger, single man, and Constance H. Yerger, single woman, by Deed dated September 8, 1978 and recorded September 12, 1978 in Bucks County in Deed Book 2302 page 999 granted and conveyed unto Kenneth L. Frey and Janet R. Frey, husband and wife, in fee.

### 36-008-018-001

**ALL THAT CERTAIN** lot, tract and parcel of land situate, lying and being in the Township of Richland, County of Bucks and State of Pennsylvania, more particularly bounded and described according to a survey thereof prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, as follows to wit:

**BEGINNING** at an iron pin, a corner of Tract #1 and Tract #2 in line of land of Blair M. Dunne, said iron pin being two hundred fifty (250.0) feet east of the center line of Old Bethlehem Pike; thence along land of Blair M. Dunne, North forty four degrees fifteen minutes East the distance of two hundred twenty two and twelve hundredths feet to an iron pin a corner in line of land of Elmer I. Hausman; thence along the same North eighty six degrees fourteen minutes East the distance of one hundred four and fifty eight hundredths feet to an iron pin, a corner; thence along land of Ray M. Trainer South two degrees forty five minutes West the distance of ninety eight and thirteen hundredths feet to an iron pin a corner; thence along land of Ralph H. Banes South forty four degrees fifteen minutes West the distance of two hundred twenty six and forty four hundredths feet to an iron pin, a corner; thence along Tract #1, other land of Grantor of which this was a part, North forty five degrees forty five minutes West the distance of one hundred thirty five feet to the place of **BEGINNING**.

**CONTAINING** .8121 acres of land more or less.

**INCLUDING** the free and uninterrupted use of a 10.0 foot wide right-of-way extending from Old Bethlehem Pike, along the North property line of other land of Grantor North forty four degrees fifteen minutes East the distance of two hundred fifty feet to the aforescribed premises.

**BEING** Parcel Number 36-008-018-001



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**Exhibit A**

**AAF10863**

Commitment No.: **AAF10863**

**BEING** the same premises which Joseph C. Walter, Jr., Executor of the Estate of M. Katherine Walter, deceased, by Deed dated June 20, 2002 and recorded July 8, 2002 in Bucks County in Land Record Book 2807 page 1214 granted and conveyed unto Kenneth L. Frey and Janet R. Frey, husband and wife, in fee.