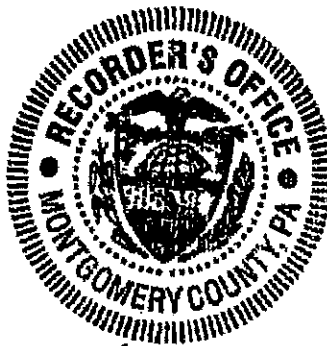


RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

I hereby certify that the following is a true and correct
copy of the original document
recorded in Montgomery County, PA



Nancy J. Becker

Certification signature by Montgomery County Recorder of Deeds eCertify
<montcoecertify@recordfusion.com> Identity Unknown



Validation may require Adobe 'Windows Integration'

eCertified copy of recorded # 1973038283 (page cover of 2)
Montgomery County Recorder of Deeds
Only valid with epm-signature on cover page



000785

This Deed,

made this

SEP-18-73

17th

day of September

1973

7.00

Between, Paul W. Weaver and Florence H. Weaver, his wife

(hereinafter called the "Grantors"),

of the one part, and Spring Ford Country Club

(hereinafter called the "Grantee"), of the other part.

Witnesseth, That in consideration of One Hundred Eighty Thousand Seven Hundred Thirty-Two and Fifty Cents (\$180,732.50) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantee

ALL THAT CERTAIN tract of land situated in the Township of Limerick, County of Montgomery, State of Pennsylvania bounded and described in accordance with a survey and plan dated August 16, 1973 as prepared by George C. Heilman, Registered Surveyor:

BEGINNING at a point a corner the center line of Mud Road (33.0' wide) said point being at the distance of 622.33' measured South-westerly from the point of intersection of the center line of Mud Road and Linfield Road; thence from said beginning point and along lands of Paul W. Weaver S 47°-00"E 2606.51' to a point a corner the center line of Mingo Road (33.0' wide) thence along the center line of Mingo Road S 41°-47'-30" W 450.00' to a point a corner; thence N 47° 00' W along lands of the SpringFord Country Club 2616.00' to a point a corner the center line of Mud Road aforesaid; thence along the center line of Mud Road N 43°-00' E 450.00' to the place of beginning.

CONTAINING 26.975 acres of land be the same more or less.

BEING a portion of the premises which Jesse M. Ebst and Kathryn W. Ebst, his wife, by Deed dated August 17, 1950 and recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 2109

et seq. granted and conveyed unto Paul W. Weaver and Florence H. Weaver, his wife, in fee.



BOOK 3888 PO 109





Montgomery County Recorder of Deeds
Certified copy of recorded # 1973038283 (page 2 of 2)

BOOK 3886

PAGE 110

Deed

Paul W. Weaver

Florence H. Weaver

Sperry Road Cemetery
Chil.

The address of the Grantee is

P.O. Box 84

Kingwood, Pa. 19468

Montgomery Co. 9-18-73.

RECORDED in Deed Book 3888 page 109

GIVEN under my hand and the seal of the said

office, the date above written.

William J. Weber
Recorder of Deeds



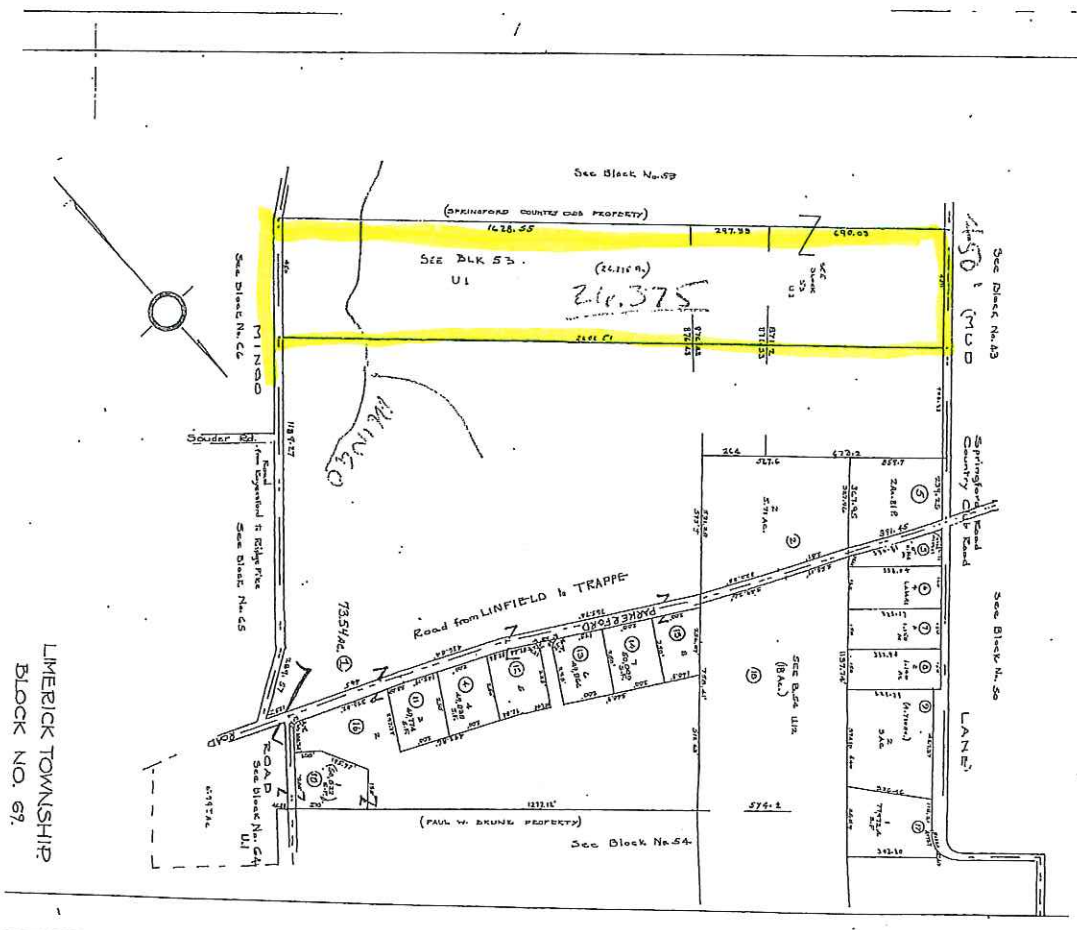
State of Pennsylvania
On this _____ day of _____ 1973, before me, the undersigned officer, personally appeared Paul W. Weaver and Florence H. Weaver, known to me (or satisfactorily proven) to be the person or persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

County of Montgomery
day of September 1973
Paul W. Weaver
Florence H. Weaver
James H. Weaver

And the said Grantor do hereby covenant to and with the said Grantee that they, the said Grantor, shall and will defend the herein above described premises, with the hereunto and appurtenances, unto the said Grantee, their heirs and assigns, against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him, her, them or any of them. In witness whereof, the said Grantors have caused these presents to be duly executed, the day and year first above written.

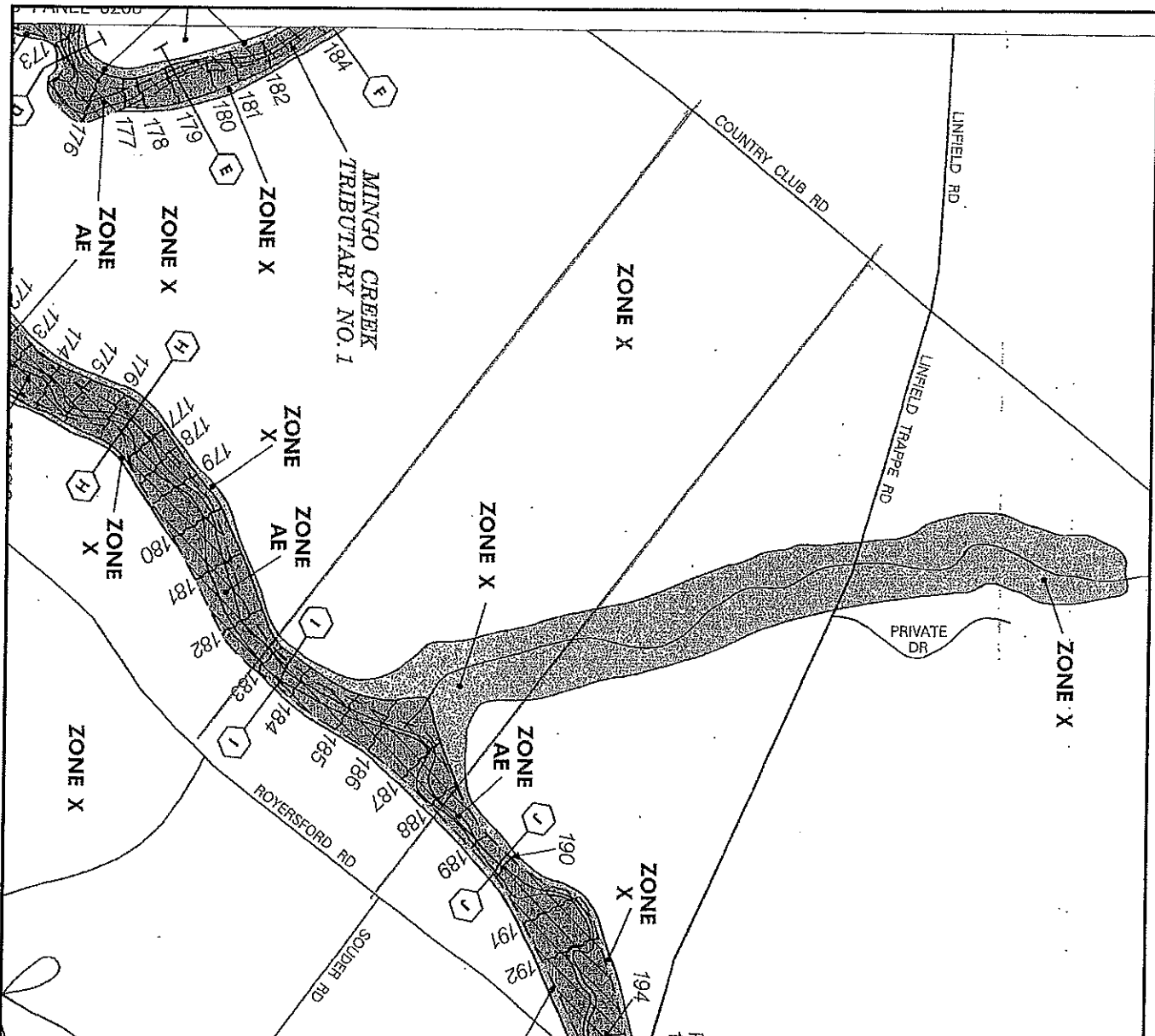
SEALED AND DELIVERED in the Presence of:

Paul W. Weaver
Florence H. Weaver
James H. Weaver



LIMERICK TOWNSHIP
BLOCK NO. 67.

4.09100008



APPROXIMATE SCALE
 500 0 500 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
 MONTGOMERY COUNTY,
 PENNSYLVANIA
 (ALL JURISDICTIONS)

PANEL 209 OF 451

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AMERICA TOWNSHIP OF	42782	0203	E
ROYERSFORD BOROUGH OF	42784	0203	E
UPPER PROVIDENCE TWP OF	42703	0203	E

Notes to User: The MAP NUMBER shown below should be used when filing map claims; the COMMUNITY NUMBER shown below should be used on insurance applications for the subject community.

MAP NUMBER
 4209100209 E

EFFECTIVE DATE:
 DECEMBER 19, 1996



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

COMMITMENT

File No. **13-0314**

SCHEDULE A

1. Commitment Date: **March 11, 2013**

2. Policy or Policies to be issued: Amount

(a) _____ \$
Proposed Insured:

(b) ALTA Loan Policy (06-17-06), as modified by TIRBOP \$ **2,326,712.25**
Proposed Insured:
**Eugene Dinnocenti and Helen Dinnocenti, its successors and/or
assigns as their interests may appear**

3. The estate or interest in the land described or referred to in this commitment and covered herein is Fee Simple and title thereto is at the effective date hereof vested in:

Springford Country Club

(As to Premises-A-B)

Being the same premises which Samuel P. Gottshall and Lizzie Jane Gottshall by Deed dated 3-3-1925 and recorded 3-5-1925 in Montgomery County in Deed Book 944 Page 136 conveyed unto Spring-Ford Country Club, in fee.

(As to Premises C)

Being the same premises which Harry W. Reifsneider by Deed dated 5-7-1925 and recorded 4-29-1926 in Montgomery County in Deed Book 986 Page 209 conveyed unto Spring-Ford Country Club, in fee.

(As to Premises D)

Being the same premises which William H. Kulp and Katherine B. Kulp, his wife by Deed dated 5-12-1955 and recorded 5-13-1955 in Montgomery County in Deed Book 2572 Page 85 conveyed unto Spring-Ford Country Club, in fee.

(As to Premises E)

Countersigned:

**Liberty Bell Abstract, LLC
1800 Pennbrook Parkway
Lansdale, PA 19446**

By: _____
Authorized Signatory

SCHEDULE A
(continued)

File No. 13-0314

Being the same premises which Clarence W. Reifsnyder and Grace M. Reifsnyder, his wife by Deed dated 8-11-1958 and recorded 9-30-1958 in Montgomery County in Deed Book 2911 Page 136 conveyed unto Spring-Ford Country Club, in fee.

(As to Premises F)

Being the same premises which Paul W. Weaver and Florence H. Weaver, his wife by Deed dated 9-17-1973 and recorded 9-18-1973 in Montgomery County in Deed Book 3888 Page 109 conveyed unto Spring Ford Country Club, in fee.

(As to Premises G)

Being the same premises which Springford Estates, a Pa. limited partnership by Deed dated 5-27-1986 and recorded 5-29-1986 in Montgomery County in Deed Book 4800 Page 1379 conveyed unto Springford Country Club, a Pa Corporation, in fee.

(As to Premises H)

Being the same premises which Spring Ford Estates, L.P., a Pa limited partnership by Deed dated 5-18-2006 and recorded 6-12-2006 in Montgomery County in Deed Book 5604 Page 596 conveyed unto Spring-Ford Country Club, (a Pa Non-Profit Corporation), in fee.

4. The land referred to in this commitment is described as follows:

For informational purposes only:

**48 Country Club Road, Royersford, PA 19468 (4 parcels)
Limerick Township
County of Montgomery**

SEE CONTINUATION OF SCHEDULE A FOR LEGAL DESCRIPTION

SCHEDULE A
(continued)

File No. 13-0314

LEGAL DESCRIPTION

Premises "A":

ALL THAT CERTAIN message and two tracts of land.

SITUATE in the Township of Limerick, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone in line of now or late of Henry S. Daub's land; thence by land now or late of George M. Flank and other lands of the Estate of William Bean, deceased the four following courses and distances South fifty-four and a half degrees West, thirty-one and ninety hundredths perches, and South fifty-four and a half degrees West, forty-five and eighty hundredths perches to a tree, and South fifty-four and a half degrees West, eighteen and forty-four hundredths perches, and South fifty and a half degrees West forty-eight and eight tenths perches to a gun barrel set for a corner of Henry A. Cole's lands; thence by said Cole's land the following courses and distances South seventy-four and a half degrees West, six and four tenths perches, and North seventy degrees and forty minutes West, five and two tenths perches, and North fifty-five and a quarter degrees West, six and sixty-five hundredths perches, and North forty-nine and a quarter degrees West three and ninety-two hundredths perches, and North forty-one and a quarter degrees West, two and sixty-four hundredths perches, and North thirty-six and a half degrees West, four perches, and South fifty-five and a half degrees West, seventeen perches, and South forty-eight and a half degrees West, forty and thirty hundredths perches to a corner of now or late of James Hilborn's land; thence by the same North forty-six degrees and thirty-five minutes West, seventy-three and four tenths perches to a public road; thence along the middle of said road North forty one and a half degrees East, thirty-nine and nine tenths perches to a corner of Tract No. 2; thence along the same following courses and distances South forty-seven and a half degrees East, fifty-seven perches to a corner; thence North forty-five and a quarter degrees East, sixty-three and seventy-three hundredths perches to a corner; thence North forty-eight and a half degrees West, two and fifty-two hundredths perches to a corner; thence North forty-two and three quarters degrees East, ten and eight tenths perches; thence by land now or late of Evan Lewis North forty-three degrees East, fifty-one and twenty-four hundredths perches to a corner in line now or late Henry S. Daub's land; thence by the same South forty seven degrees East, seventy-four perches to the place of beginning.

CONTAINING eighty-three acres and seventy-three perches of land more or less.

EXCEPTING THEREFROM AND THEREOUT the following described premises.

ALL THAT CERTAIN tract or piece of land.

SITUATE in Limerick Township, Montgomery County, Pennsylvania being bounded and described as follows, to wit:

BEGINNING at a marble stone in the center of a public road leading from Lewis Road to the reading turnpike and at the intersection of another public road leading into Royersford; thence along the center of the last mentioned road along other lands of the aforesaid Spring-Ford Country Club South forty-seven and one-half degrees East, forty-eight and eighteen one-hundredths perches to an iron pin and South five and one-half degrees East, eight and ninety-six one-hundredths perches to an iron pin and South forty-six degrees East, twenty-two and six tenths perches to another iron pin, in the center of the same road, a corner of this and other lands of the aforesaid Harry W Reifsnyder's; thence along said Reifsnyder's land South forty-eight and a half degrees West, thirty-four perches to a pin, a corner of this and lands formerly of James Hilbourne now B I Latshaw; thence along the same North forty-six and one half degrees West, seventy-three and four tenths perches to a pin in the aforesaid public road

SCHEDULE A
(continued)

File No. **13-0314**

leading from Lewis Road to the reading turnpike; thence in the center of the same North forty-one and one-half degrees East, thirty-nine and nine-tenths to the place of beginning.

CONTAINING seventeen acres one hundred and forty perches of land more or less.

Premises "B":

BEGINNING at a corner of tract in the middle of a public road; thence along the middle of said road North forty-two and three quarters degrees East, eighty-one and ninety hundredths perches to a corner of Evan Lewis's land; thence by the same South thirty-nine and a half degrees East, fifty-eight perches to a corner in line of Tract No. 1; thence by the same the four following courses and distances South forty-two and a half degrees West, ten and eight tenths perches to a corner; thence South forty-eight and a half degrees East, two and fifty-two hundredths perches to a corner; thence South forty-five and a quarter degrees West, sixty-three and seventy-three hundredths perches to a corner; thence North forty-seven and a half degrees West, fifty-seven perches to the place of beginning.

CONTAINING twenty-eight acres and fifty-six perches of land more or less.

Premises "C":

AND ALSO ALL THAT CERTAIN tract or piece of land.

SITUATE in Limerick Township, Montgomery County, aforesaid, bounded and described as follows, to wit:

BEGINNING at a marble stone in line of Henry Daub's land; thence by the same North forty-five degrees West, sixty perches to a stake in public road leading from Lewis's Road to reading turnpike; thence along the same and lands of said Evan Lewis and Levi Miller South forty-one and one-half degrees West, forty-three perches and five tenths to a stake a corner of Jacob Brant, deceased, land; thence by the same and other lands of said William Bean South thirty-eight degrees East, fifty-eight perches to a stake; thence by Bean's land North forty-four degrees East, fifty-one perches and three tenths to the place of beginning.

CONTAINING seventeen acres and sixty perches of land more or less.

Premises "D":

ALL THAT CERTAIN tract of land.

SITUATE in the Township of Limerick, County of Montgomery, Commonwealth of Pennsylvania bounded, limited and described in accordance with a Survey made by George F. Shaner, Registered, Professional Engineer, dated May 1955 as follows, to wit:

BEGINNING at a stake in line of lands of Paul Weaver; thence by the same South forty-seven degrees forty minutes East, eleven and forty-three hundredths perches to a corner of other lands of William H. Kulp; thence by lands now or formerly of William H. Kulp the following seven courses and distances South fifty-five degrees West, eighteen and forty-eight hundredths perches, South fifty-four degrees West, fourteen and thirty-nine hundredths perches, South forty-two degrees, thirty minutes West, eighty-four and one hundredths perches, South forty-seven degrees forty-five minutes East, ten and thirty hundredths perches, South forty-two degrees thirty minutes West, thirty-five and ten hundredths perches, North forty-seven degrees, thirty minutes West, twelve and twelve hundredths perches, South forty-two degrees thirty minutes West, twelve and ninety-seven hundredths perches to a corner in line of lands now or formerly of Elaine and Buella Hilborn in a public road leading from Mingo Road to a Mud Lane Road, known as Reifsnyder Road; thence along the said public road North forty-six degrees thirty

SCHEDULE A
(continued)

File No. **13-0314**

minutes West, eight and eighty hundredths perches to a corner of lands of K Eisenhower; thence by the same and partly along a small stream North forty-five degrees forty-two minutes East, five and twenty-four hundredths perches to an iron pin; thence continuing by the same North fifty-three degrees thirty minutes West, nine and eighty-eight hundredths perches to a corner in line of lands now or formerly of Henry A. Cole; thence by lands of said Henry A. Cole, North twenty-four degrees East, twenty-nine and eighty-five hundredths perches to an iron pipe, a corner in line of lands of the Spring-Ford Country Club, formerly Harrison Bean Estate; thence by the same the following three courses and distances, North fifty-one degrees East, forty-eight and eight hundredths perches, North fifty-four degrees, forty-five minutes East, sixty-four and twenty hundredths perches, and North fifty-three degrees fifty-six minutes East, twenty-one and sixty-five hundredths perches to the point and place of beginning.

CONTAINING twenty-two acres and twenty-one perches of land more or less.

EXCEPTING THEREFROM AND THEREOUT from premises "D" the following described premises.

ALL THAT CERTAIN tract or piece of land.

SITUATE in Limerick Township, Montgomery County, Pennsylvania, bounded and described according to a Plan or Survey by Earl R. Ewing, Registered Surveyor, on August 29, 1957 as follows, to wit:

BEGINNING at a spike in Reifsnyder Road, a corner of lands of Charles F. Hamaker; thence along the center line of the road, South forty-six degrees thirty minutes East, one hundred forty-five and twenty one-hundredths feet to a spike; thence North forty-two degrees thirty minutes East, two hundred seventeen feet to an iron pipe; thence South forty-seven degrees thirty minutes East, one hundred ninety-nine and ninety-eight one hundredths feet to an iron pipe; thence North forty-two degrees thirty minutes East, one hundred sixty-six and sixty-seven one-hundredths feet to an iron pin, a corner of remaining lands of the grantor; thence along the same North fifty-nine degrees three minutes West, five hundred seventy-eight and eighty-one hundredths feet to an iron pin, a corner of lands of the grantee; thence along the same South twenty-four degrees fifty-four minutes West, two hundred five and eleven one-hundredths feet to a pipe in the center line of a stream, a corner of lands of Charles F. Hamaker; thence along the same, the following courses and distances South fifty-three degrees twenty-nine minutes East, one hundred seventy and sixty-six one hundredths feet to an iron pipe, and South forty-five degrees forty-two minutes West, ninety and thirty-nine one hundredths feet to the place of beginning.

CONTAINING two and six hundred ninety-three one thousandths acres of land be the same more or less.

Premises "E":

ALL THAT CERTAIN tract or piece of land.

SITUATE in Limerick Township, Montgomery County, Pennsylvania, bounded and described according to a Plan or Survey by Earl R. Ewing, Registered Surveyor, on August 29, 1957 as follows, to wit:

BEGINNING at an iron pin, which is North eighty-two degrees twenty-nine minutes East, one hundred ninety-four and sixty-four one-hundredths feet from a spike in Reifsnyder Road, a common corner of lands of the grantor and lands of the grantee; thence from the place of beginning along lands of the grantee North eighty-two degrees twenty-nine minutes East, four hundred sixty and seventy-seven one hundredths feet to a gun barrel; thence still along lands of the grantee South twenty-four degrees fifty-four minutes West two hundred eighty-eight and twenty-six one-hundredths feet to an iron pin, a corner of remaining lands of the grantor; thence along the same, North fifty-nine degrees minutes West; three hundred ninety-one and thirty-three one-hundredths feet to the place of beginning.

SCHEDULE A
(continued)

File No. **13-0314**

CONTAINING one and two hundred eighty-seven one-thousandths acres of land be the same more or less.

Premises "F":

ALL THAT CERTAIN tract of land.

SITUATE in the Township of Limerick, County of Montgomery, State of Pennsylvania bounded and described in accordance with a Survey and Plan dated August 16, 1973 as prepared by George C. Heilman, Registered Surveyor.

BEGINNING at a point a corner the center line of Mud Road (33.00 feet wide) said point being at the distance of 622.33 feet measured Southwesterly from the point of intersection of the center line of Mud Road and Linfield Road; thence from said beginning point and along lands of Paul W. Weaver South 47 degrees 00 seconds East 2606.51 feet to a point a corner the center line of Mingo Road (33.00 feet wide); thence along the center line of Mingo Road South 41 degrees 47 minutes 30 seconds West 450.00 feet to a point a corner; thence North 47 degrees 00 feet West along lands of the Spring-Ford Country Club 2616.00 feet to a point a corner the center line of Mud Road aforesaid; thence along the center line of Mud Road North 43 degrees 00 seconds East 450.00 feet to the place of beginning.

Being County Parcel Number 37-00-00628-001

Premises "G"

ALL THAT CERTAIN lot or piece of ground.

SITUATE in Limerick Township, Montgomery County and State of Pennsylvania, bounded and described in accordance with a Subdivision Plan of Springfield Estates by John T. Aston, Registered Surveyor, dated 02/20/1979 and last revised 05/11/1986 as follows, to wit:

BEGINNING at a point on the Northwestern side of Country Club Road (50 feet wide) said point is measured the two following courses and distances from a point of curve on the Southwesterly side of Springfield Lane (50 feet wide), (1) on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 29.89 feet to a point of tangent on Northwestern side of Country Club Road, and (2) South 41 degrees 17 minutes 36 seconds West 182.05 feet to the point of beginning; thence extending from said beginning point and along the Northwestern side of Country Club Road, South 41 degrees 17 minutes 36 seconds West 285 feet to a point of curve said point being a corner of Lot No 1 as shown on the above mentioned Plan; thence extending along the same the three following courses and distances (1) on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent, (2) North 48 degrees 42 minutes 24 seconds West 268.22 feet to a point, and (3) North 43 degrees 43 minutes 03 seconds East 326.28 feet to a point on line of Lot No 4 as shown on the above mentioned Plan; thence extending along the rear line of Lots 4, 3 and 2 as shown on the above mentioned Plan, South 44 degrees 20 minutes 02 seconds East 275.22 feet to a point on the Northwestern side of Country Club Road being the first mentioned point and place of beginning.

CONTAINING 2 037 acres.

Being Lot No 1-A as shown on the above mentioned Plan.

ALL THAT CERTAIN lot or piece of ground.

SCHEDULE A
(continued)File No. **13-0314**

SITUATE in Limerick Township, Montgomery County and State of Pennsylvania, bounded and described in accordance with a Subdivision Plan of Springford Estates by John T. Aston, Registered Surveyor, dated 02/20/1979 and last revised 05/11/1986 as follows, to wit:

BEGINNING at a point on the Northwestern side of Country Club Road (50 feet wide) said point is measured the two following courses and distances from point of curve on the Southwesterly side of Springford Lane (50 feet wide) (1) on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 29.89 feet to a point of tangent on the Northwestern side of Country Club Road, and (2) South 41 degrees 17 minutes 36 seconds West 557.05 feet to the point of beginning; thence extending from said beginning point and along the Northwestern side of Country Club Road, South 41 degrees 17 minutes 36 seconds West 343.56 feet to a point a corner on the Northeasterly side of L R 1046 (Limited Access Road); thence extending along the same the two following courses and distances (1) North 20 degrees 53 minutes 50 seconds West 221.44 feet to a point, and (2) North 33 degrees 16 minutes 41 seconds West 108.17 feet to a point a corner of Lot No. 1 as shown on the above mentioned Plan; thence extending along the same the three following courses and distances (1) North 43 degrees 43 minutes 03 seconds East 231.68 feet to a point, (2) South 48 degrees 42 minutes 24 seconds East 270.34 feet to a point of curve, and (3) on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the Northwestern side of the Country Club Road, being the first mentioned point and place of beginning.

CONTAINING 1.963 acres.

Being Lot 1-B as shown on the above mentioned Plan.

Premises "H":

ALL THAT CERTAIN tract or strip of ground.

SITUATED in Limerick Township, Montgomery County, Pennsylvania, being identified as Parcel "A" on a Plan entitled in part "Record Plan of Subdivision, Country Club Estates", as prepared by Van Cleef Engineering Associates, dated March 01, 2004 last revised May 10, 2005 and recorded in Plan Book 26 Page 354, being more particularly described as follows:

BEGINNING at a 1-1/2 inch iron pipe found at the Northwestern corner of land now or formerly of the Springford Country Club (Block 43, Unit 66) in line of open space "A" and from said point running, (1) thence the land now or formerly of Springford Country Club, South 52 degrees 39 minutes 38 seconds East, a distance of 268.22 feet to a point of curvature; (2) thence continuing along the same, along an arc curving to the left having a radius of 20.00 feet, a delta angle of 53 degrees 55 minutes 52 seconds an arc length of 18.83 feet and a chord bearing South 79 degrees 37 minutes 34 seconds East a distance of 18.14 feet to a point on the Northwesternly ultimate right of way line for Country Club Road (T-403); (3) thence along the Northwesternly ultimate right of way line for Country Club Road; South 36 degrees 29 minutes 21 seconds West, a distance of 67.98 feet to a point in line of other lands now or formerly of Springford Country Club (Block 43, Unit 67); (4) thence along the other lands now or formerly of Springford Country Club, along an arc curving to the left (not tangent to the prior course) having a radius of 20.00 feet, a delta angle of 59 degrees 10 minutes 36 seconds an arc length of 20.66 feet and a chord bearing North 23 degrees 04 minutes 20 seconds West a distance of 19.75 feet to a point of tangency; (5) thence continuing along the same, running parallel to and 50.00 feet distant from Course No. 1 North 52 degrees 39 minutes 38 seconds West a distance of 270.34 feet to a point in line of open space "A"; (6) thence along open space "A" North 39 degrees 45 minutes 49 seconds East a distance of 50.04 feet to the point of beginning.

CONTAINING a calculated area of 14,385 square feet (0.330 acre).

SCHEDULE B – SECTION 1File No. **13-0314**

The following are the requirements to be complied with:

1. Instrument(s) satisfactory to us, creating the estate or interest to be insured must be executed, delivered and filed for record.
 - A. MORTGAGE FROM: Spring-Ford Country Club, also known as Springford Country Club, also known as Springford Country Club, a Pa. Corporation, also known as Spring-Ford Country Club, a Pa. non-profit Corporation
TO: Eugene Dinnocenti and Helen Dinnocenti
DATED: _____
RECORDED: _____
2. Payment of full consideration to or for the account of the grantors or mortgagors.
3. Payment of the premiums, fees and charges for the policy.
4. Possible unfilled mechanics liens and municipal claims.
5. Terms of any unrecorded lease or rights of parties in possession.
6. Proof that all natural persons in this transaction are of full age and legally competent.
7. Proof of identity of parties as set forth in Recital.
8. POWERS OF ATTORNEY: If any party to the settlement intends to use a Power of Attorney at settlement; a copy of such Power of Attorney must be submitted for review in advance of settlement. Failure to comply with this requirement may result in the postponement of the settlement. Acceptability of the Power of Attorney for purposes of completion of settlement is within the discretion of the insurer.
9. Proof that no parties to this transaction are involved in bankruptcy proceedings; if bankruptcy has been filed, same to be examined; possible additional requirements/exceptions to be added.
10. Satisfactory evidence should be provided that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor material.
11. TAXES:
Receipts for Township, County and School Taxes for the three prior years to be produced.
Township, County and School Taxes for the current year 2013
Assessment \$1,402,900.00 (A-B-C-D-E and F), \$36,850.00 (G-tract 1A), \$15,500.00 (G-tract-1B) and \$1,000.00 (H)
Tax ID / Parcel No. 37-00-00628-00-1 (Premises A-B-C-D-E and F), 37-00-00649-04-3 (Premises G-tract 1b), 37-00-00649-50-2 (Premises G-tract 1A) and 37-00-04711-10-3 (Premises H)
12. WATER AND SEWER RENTS:
Receipts for Water and Sewer Rents for the three prior years to be produced.
Water and Sewer Rents for the current year 2013.
13. MECHANICS AND MUNICIPAL CLAIMS: NONE
14. MORTGAGES:

Valid only if Schedules A and B-II are attached.

SCHEDULE B – SECTION 1
(continued)

File No. **13-0314**

A. Amount: \$218,000.00
Mortgagor: Spring Ford Country Club, a Pa., corporation
Mortgagee: Harleysville National Bank & Trust Company
Dated: 9-24-1987 and Recorded 10-30-1987 in Mortgage Book 6218 Page 1417.
(Covers Premises G)

B. Amount: \$5,000,000.00
Mortgagor: Spring-Ford Country Club
Mortgagee: Phoenixville Federal Bank & Trust Company
Dated: 5-1-2006 and Recorded 5-3-2006 in Mortgage Book 11784 Page 1045.
(Covers Premises A-B-C-D-E-F and G)

15. **JUDGMENTS:**

A. Plaintiff: Dennis Perina and Nancy Perina
Defendant: Spring Ford Country Club
Filed: 10-3-2011 No. 2011-27583 in the amount of \$2,099.90

16. 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.
17. Owner's Affidavit on Company form to be executed by sellers or mortgagors and filed with Company.
18. The following note is for Informational Purposes Only:
The following deed(s) affecting said land were recorded within six (6) months of the date of this report:
NONE
19. Possible additional Company approvals, which approvals depend on liability amount as shown on Schedule A, currently designated as TBD.
20. Certificate of Incorporation of mortgagor corporation.
21. Certified copy of resolution of the Board of Directors of mortgagor corporation authorizing the execution of the mortgage and documents of indebtedness.
22. Taxes settled by the Commonwealth of Pennsylvania against mortgagor corporation.
23. Articles of Incorporation or Charter of mortgagor corporation.
24. Proof that the Charter of Mortgagor Corporation is still in full force and effect.
25. By-Laws of mortgagor corporation.
26. Certified copy of resolution of Board of Directors showing the proper majority (depending upon the number of Directors -2/3's majority if less than 21 or simple majority if 21 or over) authorizing the execution of the instrument to be insured in accordance with articles and By-Laws of Insured Corporation.
27. Consent of governing body to this transaction, if required.
28. Last Insured Not Available.

SCHEDULE B – SECTION 2File No. **13-0314**

Schedule B of the policy or policies to be issued will contain the following exceptions unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this report.
2. Rights or claims of parties in possession of the land not shown by the public record.
3. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Easements, encroachments, overlaps, shortages of area, boundary line disputes and other matters affecting title that an accurate and complete survey would disclose.
5. Real estate taxes for the current and prior tax years which are hereafter assessed and are not yet due and payable.
(As to Premises A-B-C-D-E-F and G)
6. Stream of water flows through premises hereon, subject to rights of other riparian owners abutting stream.
7. Rights of the public and others entitled thereto in and to the use of that portion of the premises within the bounds of Reifsnyder Road, Mud Lane, a/k/a Springfield Road, a/k/a Country club Road.
8. Restrictions as in Deed Book 4800 page 1379.
9. Rights granted to Philadelphia Electric Company as in Deed Book 2707 page 565.
10. Assignment of Assignment of Sewage/Water Capacity as in Deed Book 5814 page 1058.
11. Grant of right of way and easement as in Deed Book 5246 page 593.
12. Declaration of restrictive covenant relating to Multi-Family Housing as in Deed Book 5858 page 808.
13. Conditions as disclosed by surveys recorded in Plan Book A-55 page 233, Plan Book A-21 page 85, Site Plan L-2 page 349 and Plan Book 26 page 354.
14. Easement Agreement as in Deed Book 5862 page 2406.
15. Deed of Dedication as in Deed Book 5602 page 1505.
16. Rights granted to Peco Energy Company as in Deed Book 5084 page 1051.
(As to Premises H-Only)
17. Land Development Agreement as in Deed Book 5595 page 1772.
18. Rights granted to PECO Energy Company, Verizon Pennsylvania, Inc. and Comcast Cable Company as in Deed Book 5639 page 2326.
19. Conditions as disclosed by survey recorded in Plan Book 25 pages 354 to 358.
20. Declaration of Country Club Estates, a Planned Community as in Deed Book 5605 page 1935 and Amendments as in Deed Book 5627 page 1192, Deed Book 5635 page 2829, Deed Book 5642 page 1900, Deed Book 5685 page 898, Deed Book 5692 page 1829, Deed Book 5702 page 2843, Deed Book 5710 page 1860, Deed Book 5728 page 1476, Deed Book 5741 page 1950, Deed Book 5748 page 2167, Deed Book 5759 page 195, Deed Book 5764 page 2628, Deed Book 5778 page 338, Deed

Valid only if Schedules A and B-I are attached.

SCHEDULE B – SECTION 2
(continued)

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Book 5787 page 543, Deed Book 5800 page 2738, Deed Book 5811 page 293, Deed Book 5838 page 2215, Deed Book 5820 page 1622 and Deed Book 5852 page 1618.

21. Temporary Blanket Construction & Grading Easement Agreement as in Deed Book 5601 page 601.

BHHS Fox & Roach-Land DevelopmentTREND Realty Records Detailed Report courtesy of: **Edward Ritti**

1 of 4 Total Properties

Office: 610-889-1475

Office: 610-889-1475

E-mail: ed.ritti@foxroach.com

**48 Country Club Rd
Royersford, PA, 19468-1517
Limerick Twp, Montgomery County
Tax Map: 053 Lot: 001**

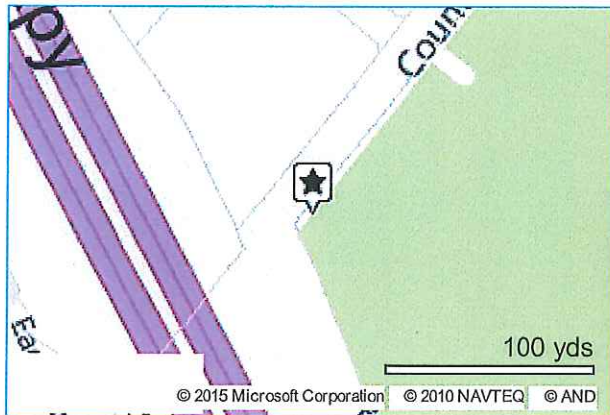


Photo Date: 8/2012

Summary Information

Owner	Spring-Ford Country Club	Prop Class	Commercial
Owner Addr	48 Country Club Rd	Record Date	03/28/2013
Owner City St	Royersford, PA	Settle Date	03/28/2013
Owner Zip+4	19468-1517	Annual Tax (Est)	\$36,181
Owner Cr Rt	C016		

Geographic Information

High Sch Dist	Spring Ford Area	Latitude	40.204537
TaxId	37-00-00628-001	Longitude	-75.534265
Tax Map	053	Census	2086.043
Lot	001	Subdivision	SPRINGFORD COUNTRY CLUB

Assessment & Tax Information

Tax Year	2014	School Tax (Est)	\$30,047	Total Asmt	\$1,189,780
County Tax	\$3,750	Annual Tax (Est)	\$36,181	Total OutBldg Asmt	\$107,660
Municipal Tax	\$2,384	Taxable Total Asmt	\$1,189,780		

Lot Characteristics

Frontage	1,352.00	Zoning	R2	County Location	Neighborhood/Spot
Sq Ft	4,483,195	Roads	Paved		
Acres	102.92	Traffic	Light		

Building Characteristics

Leaseable Sq Ft	39,803	Cooling	Central Air	Sewer	On Site Septic
Heat Delivery	Hot/Warm Air	Water	Well/Pvt	Yr Built	1950

Codes & Descriptions

Land Use	(4261) Comm: Golf Course
Structure Type	(389) Country Club (w/ Golf Course)
Use Type	(082) Multi-Use (Office)

MLS History Information

List Number	Status	Status Date	Price
6100746	EXP	1/28/2013	\$1,450,000

Transaction History (Complete)

Record Date	3/28/2013	Page	1219
Settle Date	3/28/2013	Doc Num	32951
Book	13556		
Sale Remarks:	Nominal, BlanketDeed		
Owner Names:	Spring-Ford Country Club		
Mort Rec Date	7/2/2013	Mort Amt	\$250,000
Mort Date	6/28/2013	LenderName	Penn Liberty Bk
Remarks:	Conv, ARM, BlanketMort, HomeEquityLoan		
Mort Rec Date	7/2/2013	Mort Amt	\$326,712
Mort Date	6/28/2013	LenderName	Penn Liberty Bk
Remarks:	Conv, BlanketMort		
Mort Rec Date	3/28/2013	Mort Amt	\$2,326,712
Mort Date	3/28/2013	LenderName	Dinnocenti Eugene & Helen
Remarks:	BlanketMort, PrivateFinance, HomeEquityLoan		
Record Date	1/1/1900	Book	3888
Settle Date	1/1/1900	Page	109
Owner Names:	Springford Country Club		
Mort Rec Date	12/4/1995	LenderName	Harleysville Natl Bk & Tr Co
Mort Amt	\$1,500,000		
Remarks:	BlanketMort		
Mort Rec Date	11/6/1995	LenderName	Harleysville Natl Bk & Tr Co
Mort Amt	\$750,000		
Mort Rec Date	11/28/1994	LenderName	Harleysville Natl Bk & Tr Co
Mort Amt	\$600,000		
Remarks:	BlanketMort		
Mort Rec Date	8/18/1994	LenderName	Harleysville Natl Bk & Tr Co
Mort Amt	\$300,000		
Mort Rec Date	12/14/1993	LenderName	Harleysville Natl Bk & Tr Co
Mort Amt	\$2,000,000		
Remarks:	BlanketMort		

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Trend Realty Records Tax History Report

BHHS Fox & Roach-Land Development
Tax History courtesy of: Edward Ritti

Office:
Office:
E-mail: ed.ritti@

48 Country Club Rd
Royersford, PA, 19468-1517
Limerick Twp, Montgomery County
TaxID: 37-00-00628-001

Tax & Assessment History

Tax Year	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004
Annual Tax Amounts											
County Tax	\$3,750	\$4,422	\$4,422	\$3,781	\$3,781	\$7,842	\$7,842	\$8,264	\$8,410	\$8,410	\$8,264
County Tax \$ Change (calc)	-\$672	-	+\$641	-	-\$4,061	-	-\$422	-\$146	-	+\$146	-
County Tax % Change (calc)	-15.2%	-	+17.0%	-	-51.8%	-	-5.1%	-1.7%	-	+1.8%	-
Municipal Tax	\$2,384	\$2,658	\$2,127	\$1,702	\$1,702	\$3,530	\$3,530	\$3,160	\$3,160	\$2,890	\$2,890
Municipal Tax \$ Change (calc)	-\$274	+\$531	+\$425	-	-\$1,828	-	+\$370	-	+\$270	-	-
Municipal Tax % Change (calc)	-10.3%	+25.0%	+25.0%	-	-51.8%	-	+11.7%	-	+9.3%	-	-
School Tax	\$30,047 *	\$35,429	\$34,748	\$34,078	\$33,010	\$67,134	\$64,573	\$61,896	\$59,364	\$57,298	\$55,115
School Tax \$ Change (calc)	-\$5,382	+\$681	+\$670	+\$1,068	-\$34,124	+\$2,561	+\$2,677	+\$2,532	+\$2,066	+\$2,183	+\$2,357
School Tax % Change (calc)	-15.2%	+2.0%	+2.0%	+3.2%	-50.8%	+4.0%	+4.3%	+4.3%	+3.6%	+4.0%	+4.5%
Annual Tax	\$36,181 *	\$42,509	\$41,297	\$39,560	\$38,493	\$78,506	\$75,945	\$73,320	\$70,934	\$68,597	\$66,269
Annual Tax \$ Change (calc)	-\$6,328	+\$1,212	+\$1,737	+\$1,067	-\$40,013	+\$2,561	+\$2,625	+\$2,386	+\$2,337	+\$2,328	+\$2,357
Annual Tax % Change (calc)	-14.9%	+2.9%	+4.4%	+2.8%	-51.0%	+3.4%	+3.6%	+3.4%	+3.4%	+3.5%	+3.7%

Annual Assessment Info

Taxable Land Asmt	\$1,189,780	\$1,402,900	\$1,402,900	\$1,402,900	\$1,402,900	\$2,910,000	\$2,910,000	\$2,910,000	\$1,753,920	\$1,753,920	\$1,753,920
Taxable Bldg Asmt									\$1,156,080	\$1,156,080	\$1,156,080
Taxable Total Asmt	\$1,189,780	\$1,402,900	\$1,402,900	\$1,402,900	\$1,402,900	\$2,910,000	\$2,910,000	\$2,910,000	\$2,910,000	\$2,910,000	\$2,910,000
Total Land Asmt	\$107,660	\$107,660	\$107,660	\$107,660	\$107,660	\$107,660	\$107,660	\$107,660	\$1,753,920	\$1,753,920	\$1,753,920
Total Bldg Asmt									\$1,156,080	\$1,156,080	\$1,156,080
Total Asmt									\$2,910,000	\$2,910,000	\$2,910,000
Total OutBldg Asmt									\$107,660	\$107,660	\$107,660

* Indicates that the tax amount is estimated. The amount displayed is from the previous Tax Year. However, it is the most recent tax amount available. For example, School Taxes within Pennsylvania are not available until late summer. So even though the Tax Year at the top of column states one year, the asterisk is indicating that the School Tax is actually from the previous (but still most current) Tax Year. If any one of the State, County, Municipal or School tax amounts is estimated, then by default the Annual tax is an estimate as well.

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