

**TITLE SEARCH REPORT
ISSUED BY
TitleWave Real Estate Solutions**

THE ATTACHED TITLE SEARCH REPORT IS ISSUED FOR USE OF THE AGENT LISTED, HEREIN 'THE AGENT', A POLICY ISSUING AGENT FOR THE FIDELITY GROUP OF TITLE INSURANCE COMPANIES, HEREIN 'THE COMPANY', AND IS TO BE USED BY THE AGENT IN THE EXAMINATION AND DETERMINATION OF THE INSURABILITY OF TITLE TO THE PROPERTY DESCRIBED HEREIN IN CONJUNCTION WITH THE ISSUANCE OF THE COMPANY'S COMMITMENTS, POLICIES AND ENDORSEMENTS.

The Agent who examines this Title Search Report must follow all underwriting guidelines set forth in the underwriting manual and bulletins issued by the Company. The Agent is responsible for obtaining proper "High-Liability" approval, when applicable, in accordance with their agency contract. The agent is responsible for obtaining appropriate updates or continuations of this Title Search Report prior to the issuance of any commitment or policy in accordance with prudent underwriting practices and the Company's guidelines. The Agent is responsible for any errors, omissions, defect, liens, encumbrances or adverse matters not shown by this Title Search Report but known to or discovered by the Agent prior to the issuance of the Company's commitment, policy or endorsement.

The Title Search Report does not provide or offer any title insurance, liability coverage or errors and omissions coverage. No assurance is given as to the insurability or status of title. The Title Search Report does not insure or guarantee the validity or sufficiency of any documents attached, nor is it to be considered a title insurance commitment and/or title insurance policy, an opinion of title, an ownership and encumbrance report, a property information report, a guarantee of title or as any other form of guarantee or warranty of title and should not be relied upon as such.

LIABILITY UNDER THE ATTACHED TITLE SEARCH REPORT IS LIMITED TO THE LIABILITY UNDER THE COMPANY'S COMMITMENTS, POLICY OR POLICIES ISSUED PURSUANT TO THIS TITLE SEARCH REPORT. IN THE EVENT THE ATTACHED TITLE SEARCH REPORT IS USED FOR ANY PURPOSE OTHER THAN IN CONJUNCTION WITH THE ISSUANCE OF THE COMPANY'S COMMITMENTS, POLICIES OR ENDORSEMENTS, THE TOTAL AGGREGATE LIABILITY OF THE COMPANY, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS SHALL NOT EXCEED THE COMPANY'S TOTAL FEE FOR THIS REPORT.

Commonwealth Land Title Insurance Company
TITLE SEARCH REPORT

Search for:

Trident Land Transfer Company
431 West Lancaster Avenue
Devon, PA 19333
Phone: 610-889-7669

1. PERIOD SEARCHED:

The period covered in the search commenced with the Base Title as determined by Company and ends on: **April 22, 2021**

2. Policy or Policies to be issued:

A. Policy to be Issued:
ALTA Owners 2006 (as modified by TIRBOP)
Proposed Insured: TBD
Amount of Insurance:
Effective Date:

B. Policy to be Issued:
ALTA Loan 2006 (as modified by TIRBOP)
Proposed Insured:
Amount of Insurance:
Effective Date:

3. The estate or interest in the land described or referred to in this report is:

Fee Simple

4. At the effective date above title is vested in:

Walter J. Weney Jr and Vonda L. Weney, husband and wife

5. Property:

71 Mennonite Church Rd
East Vincent Township
Chester County, PA

TITLE SEARCH REPORT / ABSTRACT REQUIREMENTS

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Report 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:** Walter J. Weney Jr and Vonda L. Weney, husband and wife
TO: TBD
DATED:
RECORDED:
 - B. **MORTGAGE FROM:** TBD
TO:
DATED:
RECORDED:
5. Possible unfiled mechanics liens and municipal claims.
6. Terms of any unrecorded lease or rights of parties in possession.
7. Proof that all natural persons in this transaction are of full age and legally competent.
8. Proof of identity of parties as set forth in Recital.
9. **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.
10. Proof to be provided that any individuals holding record title have 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 form. In the event such divorce proceedings have occurred, same to be examined and possible additional exceptions and requirements to be added. This requirement applies only to individuals and is not applicable if record owner is an LLC, LP, Corporation or other business entity.
11. Information must be furnished concerning the Social Security Number(s) and/or the Tax Identification Number(s) and future addresses of grantors for the completion of Substitute Form 1099 at the Closing of Transaction.
12. Proof that no parties to this transaction are involved in bankruptcy proceedings; if

TITLE SEARCH REPORT / ABSTRACT
REQUIREMENTS continued

bankruptcy has been filed, same to be examined; possible additional requirements/exceptions to be added.

13. 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.
14. 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 2021
Assessment \$283,360.00
Tax ID / Parcel No. 21-05-0015.03A/ UPI 21-5-15.3A
15. WATER, STORMWATER AND SEWER RENTS:
Receipts for Water, Stormwater (if applicable) and Sewer Rents for the three prior years to be produced.
Water, Stormwater and Sewer Rents for the current year 2021.
16. MECHANICS AND MUNICIPAL CLAIMS: NONE
17. MORTGAGES: NONE
18. JUDGMENTS: NONE
19. Prior to settlement, search of statewide support lien system (<http://www.childsupport.state.pa.us>) 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.
20. 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.
21. Owner's Affidavit on Company form to be executed by sellers or mortgagors and filed with Company.
22. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
23. Last Insured: Industrial Valley Title; No. 604598-WC; Dated: 3/6/1986; Amount: \$75,000.00.
24. The following note is for Informational Purposes Only:

TITLE SEARCH REPORT / ABSTRACT
REQUIREMENTS continued

The following deed(s) affecting said land were recorded within six (6) months of the date of this report: NONE

25. Names of Purchasers to be furnished and searched, and any additional objections by reason thereof to be certified prior to settlement.
26. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. Until the amount of the policy to be issued shall be determined, and entered as aforesaid, it is agreed that as between the Company, the applicant for this Commitment, and every person relying on this Commitment, the Company cannot be required to approve any such valuation in excess of \$100,000.00 and the total liability of the Company on account of this Commitment shall not exceed said amount.
27. Possible additional Company approvals, which approvals depend on liability amount as shown on Schedule A, currently designated as TBD.

TITLE SEARCH REPORT / ABSTRACT
EXCEPTIONS

In the event that one or more of the Exceptions listed below references covenants, conditions and/or restrictions, please note that the Exception(s) specifically exclude any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

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 Report Date and the date on which all of the Schedule B, Part I - Requirements are met.
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.
6. Public and private rights in and to that portion of the premises lying in the bed of Mennonite Church Road.
7. Rights granted to Utilities Companies as set forth in Misc. Deed Book 39 page 345 and 44 page 78.
- ✓ 8. Rights granted to Home Water Co. as set forth in Misc. Deed Book 35 page 48.
- ✓ 9. Rights granted to B F Warren as set forth in Misc. Deed Book 18 pages 577 and 586.
- ✓ 10. Easement Agreement as set forth in Misc. Deed Book 675 page 569.
11. Notes, conditions, setback lines, easements, reservations, covenants and restrictions as shown and set forth in Plan, recorded in Map Plan/Book No. 12406 page 1, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

TITLE SEARCH REPORT / ABSTRACT
LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land located on the westerly side of Mennonite Church Road between S.R. 724 and Enterprise Parkway and approximately 1,100 feet south of the centerline intersection of Mennonite Church Road and S.R. 724 and shown in more detail on a plan titled "Final Land Development Plan for S and W Race Cars", prepared by Utilicon Commercial and Industrial Construction, dated September 14, 1993, last revised January 3, 1994, recorded in Plan Book No. 12406, Chester County Records, situate in East Vincent Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin found at a point of intersection formed by the westerly right of way line of Mennonite Church Road (33 feet wide Legal Right of Way, 80 feet wide Ultimate Right of Way) and the southerly most property line of the herein described tract of land as shown on the previously described plan by Utilicon Commercial and Industrial Construction, said point being in line of lands of Sentinel Self Storage, LLC; Thence leaving the ultimate right of way line of Mennonite Church Road and along lands of Sentinel Self Storage, LLC, North 74 degrees 49 minutes 08 seconds West for a distance of 1008.15 feet to an iron pin found at a corner in common with lands of James J. Koegel Residuary Trust and Donald R. Sheehy Et. AL; Thence along the same, North 15 degrees 10 minutes 52 seconds East for a distance of 548.05 feet to an iron pin found in line of other lands of James J. Koegel Residuary Trust and Donald R. Sheehy Et Al.; Thence along the same, South 89 degrees 59 minutes 44 seconds East for a distance of 517.54 feet to a point; Thence along the building lot as shown on the previously mentioned plan by Utilicon Commercial and Industrial Construction the two (2) following courses and distances:

1. South 04 degrees 00 minutes 16 seconds West for a distance of 292.90 feet to a point;
2. South 74 degrees 28 minutes 43 seconds East a distance of 451.00 feet to a point on the westerly right of way line of Mennonite Church Road Thence along the same, South 15 degrees 31 minutes 17 seconds West for a distance of 170.00 feet to a point; Thence, South 17 degrees 06 minutes 26 seconds West for a distance of 188.45 feet to the place of BEGINNING.

Tax ID / Parcel No. 21-05-0015.03A/ UPI 21-5-15.3A

Being part of the same premises which Ware Inc. a Delaware Corp. by Deed dated 2/28/1986 and recorded 3/6/1986 in Chester County in Record Book 224 Page 513 conveyed unto Walter J. Weney Jr. and Vonda L. Weney, in fee.

Being the same premises which Walter J. Weney Jr. and Vonda L. Weney by Deed dated 5/22/2019 and recorded 6/3/2019 in Chester County in Record Book 9933 Page 55 conveyed unto Walter J. Weney Jr and Vonda L. Weney, husband and wife, in fee.