

Trident Land Transfer Company
Devon
431 West Lancaster Avenue
Devon, PA 19333
610-889-7660

Commonwealth Land Title Insurance Company

Record Owner and Lien Certificate

TW File # 12209483
File # 25TLT00003PA

Effective Date: 01/10/2025

Premises: 2094 Strasburg Road (A1)
Newlin Township
Chester County, PA
2090-92 Strasburg Road (A2)
Newlin Township
Chester County
2094 Strasburg Road (A3)
Newlin Township
Chester County
2094 Strasburg Road (A4)
Newlin Township
Chester County
2096 Strasburg Road (B1)
Newlin Township
Chester County
2096 Strasburg Road (B2)
Newlin Township
Chester County
2088 Strasburg Road (C)
Newlin Township
Chester County
2084 Strasburg Road (D)
Newlin Township
Chester County
2082 Strasburg Road (E)
Newlin Township
Chester County

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as abstractor for its negligence, mistakes or omissions in a sum not exceeding Five Thousand (\$5,000.00) Dollars unless otherwise endorsed hereon.

Description

Premises A1

ALL THAT CERTAIN messuage and lot of land with the hereditaments and appurtenances thereon, situate in the Village of Mortonville, in the Township of Newlin and County of Chester, State of Pennsylvania, bounded and described according to a new survey thereof made by J. Willis Harry, C.E., 10/21/1940 as follows:

BEGINNING at a spike in the middle of the Strasburg Road, a corner of land now or late of Lester A. Newman and wife; thence by the same South 16 degrees 55 minutes East 150.45 feet to a stake in the north side of a 20 feet wide alley; thence along said alley, South 70 degrees 45 minutes West 51.09 feet to a flint stone; thence along the Easterly side of a 20 feet wide alley North 19 degrees 15 minutes West 150.33 feet to a point in the Strasburg Road; thence along the same North 70 degrees 45 minutes East 57.23 feet to the point and place of beginning.

Premises A2

ALL THAT CERTAIN lot or piece of ground with the building thereon erected, Hereditaments and Appurtenances, SITUATE in Mortonville, in the Township of Newlin, County of Chester and State of Pennsylvania, 10/21/1940, as follows:

BEGINNING at a spike in the Strasburg Road, a corner of land of Isaiah Jordan; thence along the same, South 19 degrees 15 minutes East, 150.33 feet to a stake in the North line of a 20 feet wide alley; thence along the same, South 70 degrees 45 minutes West 60.33 feet to a stake, a corner of land of Philip H. Sheridan; thence along the same, North 16 degrees 55 minutes West 150.45 feet to a spike in said Strasburg Road; thence along the same, North 70 degrees 45 minutes East, 54.19 feet to the place of beginning.

Premises A3

ALL THAT CERTAIN lot or piece of ground. Situate in the Township of Newlin, County of Chester, State of Pa., bounded and described according to a Final Subdivision Plan for Isaiah T. Jordan et ux, made by George E. Regester, Jr. and Sons, Inc., dated

5/5/1982 and last revised 4/17/1986 and recorded in Chester County as Plan No. 6656, as follows, to wit:

BEGINNING at a point in the title line of the bed of T-373 known as Laurel Road, a corner of the lands of Thomas Cummins as shown on said Plan; thence from said beginning point through the title line of the bed of Laurel Road North 53 degrees 45 minutes 53 seconds West 335 feet to a point a corner of the lands of Baldwin D. Haines; thence along the lands of Haines North 28 degrees 43 minutes 0 seconds West 163.80 feet to a point on the South side of a 20 foot unopened alley; thence along same North 70 degrees 45 minutes 0 seconds East 184.62 feet to a point a corner of Parcel B; thence along Parcel B the three following courses and distances (1) South 19 degrees 15 minutes East 27.73 feet (2) North 70 degrees 45 minutes East 44 feet (3) North 19 degrees 15 minutes West 27.73 feet to a point on aforesaid alley; thence along same North 70 degrees 45 minutes 0 seconds 203.67 feet to a point a corner of the lands of Thomas Cummins; thence along same the two following courses and distances; (1) South 9 degrees 40 minutes 22 seconds West 376.07 feet; (2) South 29 degrees 39 minutes 48 seconds West 165 feet to the first mentioned point and place of beginning.

BEING Parcels A-1, A-2 and A-3 on said Plan.

Premises A4

ALL THAT CERTAIN lot or tract of ground with the hereditaments and appurtenances thereon, situate partly in Newlin Township and partly in East Fallowfield Township, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the public road known as Strasburg Road, situate in the Village of Mortonville, at a point opposite the southeast corner of a stone wall in front of the old Mortonville Hotel property; thence along the middle of said road in an easterly direction 85 feet; thence leaving the road at right angles thereto a distance of 57 1/2 feet; thence in a westerly direction parallel to the Strasburg Road, a distance of 85 feet; thence along the easterly side of the stone wall travelling in a southerly direction along said stone wall a distance of 57 1/2 feet to the point and place of beginning.

As to Premises A1 and A4

TITLE TO SAID PREMISES IS VESTED IN Scott R. Nyman by Deed from David M. Stump, Administrator of the Estate of Elizabeth J. Stump and Margaret M. Bradley, trading and doing business and MEG Associates, a Pa general partnership dated 2-23-1999 and recorded 2-24-1999 in the County of Chester in Record Book 4513 Page 2370.

As to Premises A2

TITLE TO SAID PREMISES IS VESTED IN Scott R. Nyman by Deed from Margaret M. Bradley dated 4-27-2000 and recorded 5-4-2000 in the County of Chester in Record Book 4748 Page 2361.

As to Premises A3

TITLE TO SAID PREMISES IS VESTED IN Scott R. Nyman by Deed from Scott R. Nyman and Linda K. Nyman, his wife dated 10-31-1997 and recorded 11-12-1997 in the County of Chester in Record Book 4258 Page 377.

1. 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 2025

Assessment \$33,000.00 (A1), \$147,130.00 (A2), \$76,500.00 (A3), \$5,200.00 (A4)

Tax ID / Parcel No. 49-1-10 (A1) 49-1-9.1 (A2) 49-1-12 (A3) 49-1-1.1 (A4)
49-1-11

2. WATER AND SEWER RENTS:

Water and Sewer Rents for the current year 2025.

3. MECHANICS AND MUNICIPAL CLAIMS: NONE

4. MORTGAGES:

A. Amount: \$_____

Mortgagor: Elizabeth J. Stump & Margaret M. Bradley t/a & d/b/a MEG Associates

Mortgagee: Downingtown National Bank

Dated: 7-18-1985 and Recorded 7-25-1986 in Record Book 376 Page 224.

5. JUDGMENTS:

A. Plaintiff: Comm of Pa Dept of Revenue

Defendant: Scott R. Nyman

Filed: 4-20-2017 No. 2017-04185-LN in the amount of \$5,383.83

B. Plaintiff: USA/IRS

Defendant: Scott R. Nyman
Filed: 5-6-2004 No. FT0400259-FT in the amount of \$18,683.15

C. Plaintiff: USA/IRS
Defendant: Scott R. Nyman
Filed: 6-3-2010 No. FT1000528-FT in the amount of \$3,908.54

EXCEPTIONS:

1. Easements, encroachments, overlaps, shortages of area, boundary line disputes and other matters affecting title that an accurate and complete survey would disclose.
2. Oil and gas and minerals and all rights incident to the extraction or development of oil and gas or minerals heretofore conveyed, leased, excepted or reserved by instruments of record.
3. Rights, Privileges, Covenants and Reservations set out in Deed Books H 6 page 478, K 6 page 518 and Y 6 page 398.
4. Privileges and Conditions set out in Deed Book C 14 page 92.
5. Notes and Conditions shown on recorded plan #5843.
6. Notes and Conditions shown on recorded plan #6656.
7. Notes and Conditions shown on recorded plan #15491.
8. Easement Agreement between Richard A. Ramsussen, Jr. and Scott R. Nyman dated 11-1-2001 and recorded 7-29-2002 in Record Book 5341 page 2210.

NOTE:

The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until the Certificate is converted into a Title Report, Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or the removal of items and exceptions will not be made on this certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

LIMITATIONS OF LIABILITY

THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.