

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

Commonwealth Land Title Insurance Company

Record Owner and Lien Certificate

TW File # 13327000
File # 26TLT00041PA

Effective Date: 07/15/2026

Premises: 100 Highspire Road
East Brandywine Township
Chester County, PA
380 Marshall Road
East Brandywine Township
Chester County, PA
144 Highspire Road
East Brandywine Township
Chester County, PA
Lot Highspire Road
East Brandywine Township
Chester County, PA

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 Two Thousand Five Hundred (\$2,500.00) Dollars unless otherwise endorsed hereon.

Description

Premises A 30-2-17

ALL THAT CERTAIN tract or piece of land situate in East Brandywine Township, Chester County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a stone at the Northerly side of public road, load from Brandywine Church to Lyndell; thence by land of Dr. O'Neal South fifty one and one quarter degrees West fifty five perches to a post; thence by the same South forty nine and three quarter degrees East ten and four tenths perches; thence by the same and land of Glen E. Wagner South thirty two and one quarter degrees East and thirty nine perches; thence by land of said Wagner South nine and one quarter degrees West eighteen and ninety two hundredths perches to a Chestnut Tree; thence by the same South thirty two and one quarter degrees East eight and forty four hundredths

perches to the East side of the bridge crossing Culbertson's Run on the road leading from Lyndell to Marshall Creamery; along said road by land now or late of T.D. Jefferis the three following courses and distances, South fourteen degrees West seventeen and eight hundredths perches South thirty seven degrees fifty two minutes West seventeen perches and South sixty degrees forty five minutes West three and six tenths perches to a corner of land now or late of Annie D. Holden; thence still along said road, by land now or late of Annie D. Holden North fifty five and one quarter degrees West twelve and seven tenths perches, North sixty eight and three quarter degrees West sixteen and three tenths perches North seventy one degrees West two and four tenths perches to a stone, a corner of land of William D. Marshall; thence leaving said road by land of said Marshall North three degrees West nine and one tenths perches to a chestnut stump; thence North fifty nine and one half degrees West twenty eight and one tent perches to a limestone in line of said Marshall; thence North one half degrees East thirty seven and forty eight hundredths perches; thence by land of Ward Aaron South eighty nine and one quarter degrees East eleven and one tenth perches to an iron pin; thence by the same North twenty five degrees thirty five minutes East fifty nine and six hundredths perches to a stone; thence by land formerly of Margaret Waugh North thirty nine and three quarter degrees West forty three and two tenths perches to a point in the first mentioned public road; thence by land of Dr. Martin Brunner South sixty nine and one half degrees East fifteen and fifteen hundredths perches to a point in said road and South sixty three and one half degrees East forty perches to a point in said road, and South fifty seven and three quarter degrees East sixteen perches to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in East Brandywine Township, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Subdivision of land belonging to Alexander Hay O'Neal and John Bigelow O'Neal made by Roland A. Dunlap, Registered Surveyor, Brandamore, PA, dated 8/12/83 as follows, to wit:

BEGINNING at a spike in the title line in the bed of Highspire Road (no width set out), which spike being located 1,372.80 feet in a southeasterly direction along the title line in the bed of Highspire Road from a bolt marking the intersection of the title line in the bed of Highspire Road with the center line of Marshall Road (no width set out); thence from the point of beginning, along the title line in the bed of Highspire Road South 69 degrees 48 minutes 49 seconds East 185.24 feet to a point located 77.49 feet in a northwesterly direction from a spike found in the title line in the bed of Highspire Road, a corner of remaining lands now or late of Alexander and John O'Neal; thence along the same the 2 following courses and distances: (1) South 33 degrees 50 minutes 33 seconds West 766.23 feet; (2) North 64 degrees 25 minutes 00 seconds West 176.53 feet to a point in line of lands now or late of Manfred Espig, which point also being located North 25 degrees 35 minutes 00 seconds East 932.37 feet from an existing iron pin; thence along lands now or late of Espig North 25 degrees 35 minutes 00 seconds East 36.91 feet to an existing stone, a corner of lands now or late of Robert Spatola; thence along the same North 33 degrees 50 minutes 33 seconds East 711.33 feet to a spike in the title line in the bed of Highspire Road, the point and place of beginning.

As recorded in Deed Book [N-62 page 172](#)

AND EXCEPTING THEREFROM AND THEREOUT

ALL THAT CERTAIN lot or piece of ground Situate in the Township of East Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a Final Subdivision Plan for Kathryn A. Kozlowski, et al made by Stapleton and Leisey dated 9/26/2(102, and recorded as Plan No. 16728, as follows, to wit:

BEING Lot No 2 on said Plan

As recorded in Record Book [6094 page 386](#).

Premises B 30-2-12

ALL THAT CERTAIN tract or piece of land together with the improvement thereon erected, SITUATE in East Brandywine Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of a public road, a corner of land now or late of Norman Fertig; thence by said land and crossing an iron pin set at the side of the road Sixteen feet from said point, South sixty six degrees and fifteen minutes East, fifty eight and four-tenths perches to a planted stone; thence by land retained by the said Charles T. and Kathleen Carpenter, South twenty seven degrees and fifty minutes West, Fifty nine and six one- hundredths perches to an iron pin; thence by land of the same and land now or late of Baldwin Hughes, respectively, North eighty five degrees and fifty minutes West, Twenty nine and one- tenth perches to a planted stone; thence by land now or late of William D. Marshall (along in the first mentioned road a part of the way) North two degrees and thirty five minutes East, Seventy three and eighty four one-hundredths perches to the place of beginning.

EXCEPTING AND RESERVING therefrom and thereout PART OF ALL THAT CERTAIN lot or piece of ground as conveyed by Warren H. Marshall and Helen F. Marshall, his wife, and J. Ward Aaron and Leonore H. Aaron, his wife to Robert T. Cropper and Lora M. Cropper, his wife, in deed dated September 28, 1964, and recorded October 5, 1964 in Deed Book [A-36 page 297](#), as follows, to wit:

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of East Brandywine, County of Chester, Commonwealth of Pennsylvania, and described according to a division of land of J. Ward Aaron and Warren H. Marshall, said plan made by Joseph M. Fenstermacher, Registered Surveyor dated August 23, 1964, as follows, to wit:

BEGINNING at an iron pin on the title line in the bed of Marshall Road (said title line being at the distance of Twenty feet Northwest of the Southeasterly side thereof) (T No. 410) a corner of land now or late of Warren H. Marshall; thence extending from said point of beginning along the title line through the bed of Marshall Road the three following courses and distances:

(1) North thirty degrees, five minutes East, Fifty five feet to a point; (2) North twenty three degrees, forty two minutes East, One hundred feet to a point; (3) North eighteen degrees, thirty seven minutes East, One hundred thirty five and seventy two one-hundredths feet to an iron pin a corner of land now or late of J. Ward Aaron; thence extending along the last mentioned land the two following courses and

distances: (1) South sixty six degrees, eighteen minutes East crossing the Southeasterly side of Marshall Road and crossing an iron pin Two hundred fifty feet to an iron pin (2) South twenty two degrees, fifty seven minutes West, Two hundred eighty four and ninety two one-hundredths feet to an iron pin; thence extending partly along the last mentioned land and partly along land now or late of Warren H. Marshall, aforesaid North sixty six degrees, eighteen minutes West crossing an iron pin and recrossing the Southeasterly side of Marshall Road Two hundred fifty feet to the first mentioned iron pin the point and place of beginning.

PREMISES C 30-2-13

ALL THAT CERTAIN tract or piece of land, hereditaments and appurtenances SITUATE partly in the Township of Wallace and partly In the Township of East Brandywine, County of Chester and State Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone in public road; thence by land formerly belonging to Samuel McClure, deceased South 34 degrees West 43.2 perches to a post; and North 68 degrees West 58.4 perches to a stone in another public road and in line of land of David Moore Estate; thence along said road and by said land and lands of Margaret Waugh North 1/4 degree West 41.3 perches to a stone in the middle of crossroad; thence by other land of said Margaret Waugh formerly of Estate of Samuel McClure, deceased, South 71 degrees East 83.2 perches to point and place of beginning.
CONTAINING 17 acres and 132 perches of land more or less.
All assessed in East Brandywine Township

Premises D 30-2-17.1

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in East Brandywine Township, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Subdivision of land belonging to Alexander Hay O'Neal and John Bigelow O'Neal made by Roland A. Dunlap, Registered Surveyor, Brandamore, PA, dated 8/12/83 as follows, to wit:

BEGINNING at a spike in the title line in the bed of Highspire Road (no width set out), which spike being located 1,372.80 feet in a southeasterly direction along the title line in the bed of Highspire Road from a bolt marking the intersection of the title line in the bed of Highspire Road with the center line of Marshall Road (no width set out); thence from the point of beginning, along the title line in the bed of Highspire Road South 69 degrees 48 minutes 49 seconds East 185.24 feet to a point located 77.49 feet in a northwesterly direction from a spike found in the title line in the bed of Highspire Road, a corner of remaining lands now or late of Alexander and John O'Neal; thence along the same the 2 following courses and distances: (1) South 33 degrees 50 minutes 33 seconds West 766.23 feet; (2) North 64 degrees 25 minutes 00 seconds West 176.53 feet to a point in line of lands now or late of Manfred Espig, which point also being located North 25 degrees 35 minutes 00 seconds East 932.37 feet from an existing iron pin; thence along lands now or late of Espig North 25 degrees 35 minutes 00 seconds East 36.91 feet to an existing stone, a corner of lands now or late of Robert Spatola; thence along the same North 33 degrees 50 minutes 33 seconds East 711.33 feet to a spike in the title line in the bed of Highspire Road, the point and place of beginning.

AS TO Parcel 30-2-17- Premises A

TITLE TO SAID PREMISES IS VESTED IN Robert A. Spatola and Jeanne Marie Spatola and Kathryn Kozlowski and Nanner Spatola Fisher by Deed from Robert A. Spatola Jr. Kathryn Kosloswski (aka Kathryn A. Kozlowsk) Nanner L. Fisher (n/k/a Nanner S. Fisher) and Jeanne Marie Krane (n/k/a Jeanne Marie Spatola) dated 7/5/2011 and recorded 8/23/2011 in the County of Chester in Record Book [8233 Page 1392](#).

AS TO Parcel 30-2-12- Premises B

TITLE TO SAID PREMISES IS VESTED IN Jeanne Marie Spatola, Nanner S Fisher and Kathryn A. Kozlowski and Robert A. Spatola Jr .by Deed from Jeanne Marie Spatola (f/k/a Jeanne Marie Krane) Nancy Lynn Spatola (n/k/a Nanner S. Fisher) Kathryn Ann Spatola (n/k/a Kathryn A. Kozlowski) and Robert Arthur Spatola(aka Robert A. Spatola Jr.) dated 7/5/2011 and recorded 8/23/2011 in the County of Chester in Record Book [8233 Page 1380](#).

AS TO Parcel 30-2-13 Premises C

TITLE TO SAID PREMISES IS VESTED IN Robert A. Spatola Jr. and Hanna E. Spatola by Deed from Robert A. Spatola and Hannah E. Spatola dated 3/14/1975 and recorded 3/14/1975 in the County of Chester in Deed Book [F-45 Page 61](#).

AS TO 30-2-17.1 Premises D

TITLE TO SAID PREMISES IS VESTED IN Robert A. Spatola and Hannah E. Spatola by Deed from Alexander Hay O'Neal Jr. and John Bigelow O'Neal dated 10/25/1983 and recorded 11/22/1983 in the County of Chester in Deed Book [N-62 Page 172](#).

And the said Robert A. Spatola died on 4/6/2018.

And the said Hannah E. Spatola aka Hannah Hudson Spatola died on 5/28/2026 leaving a Will probated and registered at Chester County as Will No. [15-26-1768](#), wherein she appointed Nanner Spatola Fisher and Kathryn Spatola Kozlowski as Co-Executors, to whom Letters Testamentary were granted on 7/30/2026. (copies upon request)

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 2026

Assessment \$2,730.00 (lot) (Act 319)

Tax ID / Parcel No. 30-02-0017/ UPI 30-2-17

Assessment \$6,840.00 (lot) (Act 319)

Tax ID / Parcel No. 30-02-0012/ UPI 30-2-12

Assessment \$ 229,340.00 (Act 319)

Tax ID / Parcel No. 30-02-0013/ UPI 30-2-13

Assessment \$ 1,880.00 (lot) (Act 319)

Tax ID / Parcel No, 30-02-0017.010/ UPI 30-2-17.1

2. WATER AND SEWER RENTS:
Water and Sewer Rents for the current year 2026.
3. MECHANICS AND MUNICIPAL CLAIMS: NONE
4. MORTGAGES: NONE
5. JUDGMENTS:
 - A. Plaintiff: Lloyd Chapman
Defendant: Jeanne Spatola
Filed: 4/29/19 writ of revival filed 7/31/2026 No. [2019-04213-JD](#) in the amount of \$243,132.91

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. Public and private rights in and to that portion of premises lying in the bed of any public or private road, avenue, lane, alley, street or highway.
4. Rights of others in and to stream crossing premises.
5. Memorandum as more particularly set forth in Record Book [4191 page 1500](#).
6. Rights granted to Philadelphia Electric Company as more particularly set forth in Misc. Deed Book [91 page 395](#) (Parcel 30-2-12).
7. Restrictions as set forth, in Deed Book [C-31 page 335](#) (Parcel 30-2-13).
8. Contract and Covenant (under Act 319) as set forth in Record Book [4288 page 1314](#) (Parcel 30-2-12); and any penalties incurred by reason of breach of same.
9. Contract and Covenant (under Act 319) as set forth in Record Book [4272 page 2353](#) (30-2-17); and any penalties incurred by reason of breach of same.
10. Contract and Covenant (under Act 319) as set forth in Record Book [4222 page 1527](#) and Record Book [4432 page 314](#) (Parcel 30-2-13 and 30-2-17.1); and any penalties incurred by reason of breach of same.
11. Memorandum of Agreement as more particularly set forth in Record Book [8146 page 1461](#). (Parcel 30-2-12 and 30-2-17)
12. Notes, conditions, setback lines, easements, reservations, covenants and restrictions

as shown and set forth in Recorded Plan No. [4607](#) (adverse in Deed Book [N-62 page 172](#)) and Recorded Plan No. [16728](#) (adverse in Record Book [6094 page 386](#)).

13. Proposed lot line change in Recorded Plan No. [16728](#) that has not yet occurred.

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.