

SCHEDULE A

Name and Address of Title Insurance Company:

**Fidelity National Title Insurance Company
Two Tower Center Boulevard, 12th Floor
East Brunswick, NJ 08816**

File No.: **213-197621**

Policy No: **2730600-227954558**

Address Reference: **41 East Main Street, Alloway, NJ 08001**

Amount of Insurance: **\$435,000.00**

Date of Policy: **6/14/2022**

1. Name of Insured:

Konrad M. Sturgis and Katie Z. Yenner, joint tenant with the right of survivorship

2. The estate or interest in the Land that is insured by this policy is:

FEE SIMPLE

3. Title is vested in:

Konrad M. Sturgis and Katie Z. Yenner, joint tenant with the right of survivorship

Being the same premises conveyed to the insured by deed from Holly L. Kitchen n/k/a Holly K. Zane and Eric C. Zane, husband and wife , dated May 24, 2022, recorded June 14, 2022 in the Salem County Clerk/Register's Office in (book) 4634, (page) 1881 (instrument) 2022006594.

4. The Land referred to in this policy is described as follows:

See Schedule C

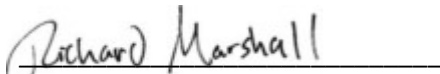
Fidelity National Title Insurance Company

SCHEDULE B
EXCEPTIONS FROM COVERAGEFile Number: **213-197621**Policy Number: **2730600-227954558**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
2. Taxes have been paid through the 3rd Quarter of 2022. Subject to taxes and assessments, if any, which become or may become due and payable thereafter. Subject to municipal liens which may arise for unpaid utility charge after the date of this policy.
3. Mortgage from Konrad M Sturgis and Katie Z Yenner to Mortgage Electronic Registration Systems, Inc. (MERS), as nominee for Greentree Mortgage Company, L.P. dated May 24, 2022, recorded June 14, 2022, in the Salem County Clerk's/Register's Office in (book) 4634, (page) 1886 (instrument) 2022006595 in the amount of \$348,000.00.
4. Any liens on your title, arising now or later, for labor or material, not shown by the public records.
5. Subject to added or omitted assessments pursuant to N.J.S.A. 54:4-63.1 et seq.
6. Subsurface conditions, easements, claims of easements and/or encroachments not disclosed by an instrument of record. (AS TO FEE POLICY ONLY)
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
8. Rights, public and private, in that part of subject premises included within the lines of East Main Street.
9. Rights in any road, street highway or lane bounding or affecting subject premises.
10. Rights of utility companies to service and maintain facilities crossing, bounding or otherwise located on or near the premises.
11. Rights, public and private, together with flooding and drainage rights, if any, in and to all rivers, streams, lakes, or water courses, crossing, bounding, or affecting the Land.

COUNTERSIGNED


Richard D. Marshall

Authorized Signature for Foundation Title, LLC

57 Euclid Street

Woodbury, NJ 08096

Telephone: (856) 853-0083 Fax: (856) 853-2770

Fidelity National Title Insurance Company

**SCHEDULE C
DESCRIPTION**Policy Number: **2730600-227954558**File Number: **213-197621**

All that certain tract or parcel of land, situated, lying and being in Alloway Township, County of Salem, and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the centerline of East Main Street in the Village of Alloway, said point being the northwesterly corner land of Philip H. Erb, Sr., and running; thence

(1) along the said Erb's land, South 02 degrees East, 346.50 feet to an iron pipe for a corner; thence

(2) still along the same and lands of others, South 87 degrees East, 380 feet, more or less, to a corner of land of James E. McMonigle; thence

(3) along said McMonigle's land, South 12 degrees 20 minutes West, 462 feet, more or less, to the line of land Norman Myers; thence

(4) along said Myers land and lands of others, North 78 degrees West, 415 feet more or less, to a concrete monument for a corner; thence

(5) along land of Harry Mullica, North 02 degrees West, 709.60 feet to a concrete monument; thence continuing the same course, still along the same, a further distance of 24.75 feet to the centerline of East Main Street aforesaid; thence

(6) Along the centerline of East Main Street, South 87 degrees West, 116.31 feet to the place of beginning.

NOTE FOR INFORMATION:

BEING known as 41 East Main Street, Alloway Township, Salem County, State of New Jersey, Block 60, Lot 31 on the tax map of Alloway Township.

NOTE FOR INFORMATION: The mailing address of the premises is 41 East Main Street, Alloway, NJ 08001

NOTE: Lot and Block shown for informational purposes only.