

SCHEDULE A

Name and Address of Title Insurance Company:

**First American Title Insurance Company
2082 Summit Lake Drive
Tallahassee, FL 32317**

File No.: **213-225373**

Policy No: **5011434-0213023e**

Address Reference: **174 Chestnut Street, Salem, NJ 08079**

Amount of Insurance: **\$140,000.00**

Date of Policy: **12/29/2023**

1. Name of Insured:

Maxwell Aquilino, sole owner

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

FEE SIMPLE

3. Title is vested in:

Maxwell Aquilino, sole owner

Being the same premises conveyed to the insured by deed from Anthony Green, dated December 14, 2023, recorded December 29, 2023, in the Salem County Clerk/Register's Office in (book) 4684, (page) 1428 (instrument) 2023011027.

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

See Schedule C

First American Title Insurance Company

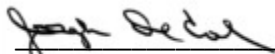
SCHEDULE B
EXCEPTIONS FROM COVERAGEFile Number: **213-225373**Policy Number: **5011434-0213023e**

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 1st Quarter of 2024. 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 Maxwell Aquilino to Mortgage Electronic Registration Systems, Inc. (MERS), as nominee for American Financial Resources, Inc. dated December 15, 2023, recorded December 29, 2023, in the Salem County Clerk's/Register's Office in (book) 4684, (page) 1432 (instrument) 2023011028 in the amount of \$152,368.00.
4. Rights or claims by parties in possession 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, together with flooding and drainage rights, if any, in and to all rivers, streams, lakes, or water courses, crossing, bounding, or affecting the Land.
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. Easement as contained in Deed Book 258, Page 351.
12. Restrictions (deleting therefrom any restrictions indicating any preference, limitations or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as contained in Deed Book 258, Page 118.

NOTE: Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

COUNTERSIGNED



Joseph DeCord

Authorized Signature for Foundation Title, LLC

57 Euclid Street

Woodbury, NJ 08096

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

First American Title Insurance Company

**SCHEDULE C
DESCRIPTION**

Policy Number: **5011434-0213023e**
File Number: **213-225373**

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

BEGINNING at a point in the curved Southeasterly line of Chestnut Street (55 feet wide) distant 259.24 feet measured along the line of an arc (with a radius of 922.50 feet) from a concrete monument, which monument is distant 401.41 feet Northeastwardly from which concrete monument at the Easterly terminus of an arc (with a radius of 25.00 feet) forming the intersection of the Southeasterly line of Chestnut Street and the Northeasterly line of Crossland Avenue (50 feet wide) said point being corner to Lots Nos. 11 and 12 on plan; and runs thence

(1) Along the curved Southeasterly line of Chestnut Street in a Northeasterly direction, curving to the East (with a radius of 922.50 feet) an arc distance of 62.80 feet to a concrete monument situate in the Southwest corner of said Chestnut Street and Victory (10 feet wide) along which it runs; thence

(2) South 48 degrees 20 minutes East 122.22 feet to a point, corner to Lot No. 21, along which it runs; thence

(3) South 56 degrees 17 minutes 50 seconds West 92.71 feet to a point in the line of same and corner to Lots Nos. 11 and 12; thence

(4) Along the division line between Lot Nos. 11 and 12, North 33 degrees 42 minutes 10 seconds West 129.08 feet to the place of BEGINNING.

NOTE FOR INFORMATION:

BEING known as 174 Chestnut Street, Salem City, Salem County, State of New Jersey, Block 108, Lot 12 on the tax map of Salem City.

NOTE FOR INFORMATION: The mailing address of the premises is 174 Chestnut Street, Salem, NJ 08079.

NOTE: Lot and Block shown for informational purposes only.