

WFG NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A

Name and Address of Title Insurance Company:

WFG National Title Insurance Company
340 Oswego Pointe Drive,
Suite 100
Lake Oswego, OR 97034

Office File Number: **213-32331**

Policy Number: **3155434-02103575**

Address Reference: **5 Foal Trail, (Washington Twp), NJ**

Amount of Insurance: **\$312,500.00**

Date of Policy: **November 12, 2015**

1. Name of Insured:

Ronald G. Birch and Netta Birch, h/w

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

Fee Simple

3. Title is vested in:

Ronald G. Birch and Netta Birch, h/w

Being the same premises conveyed to the insured by deed from **William G. Trueheart Jr. and Barbara A. Trueheart, h/w**, dated **11/6/2015** and recorded **11/12/2015**, in the **Gloucester County Clerk/Register's Office** in Deed Book **5394**, Page **263**.

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

See SCHEDULE C attached hereto

WFG NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B EXCEPTIONS FROM COVERAGE

Policy Number: **3155434-02103575**

File Number: **213-32331**

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 4th quarter of 2015. 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. Subsurface conditions, easements, claims of easements and/or encroachments not disclosed by an instrument of record. (AS TO FEE POLICY ONLY)
4. 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.
5. Subject to a 30 foot building setback line(s) as shown on filed plan.
6. Easements as contained in Deed Book 1126, Page 137.
7. Easements as contained in Deed Book 1359, Page 802.
8. Easements as contained in Deed Book 2885, Page 46.
9. Declaration of 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 2104, Page 47.

Supplement to Declaration of Restrictions as contained in Deed Book 2956, Page 237.

COUNTERSIGNED

By _____
Joseph DeCord

Authorized Signature for Foundation Title, LLC - Woodbury

57 Euclid Street

Woodbury, NJ 08096

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

WFG NATIONAL TITLE INSURANCE COMPANY

SCHEDULE C

DESCRIPTION

Policy Number: **3155434-02103575**

File Number: **213-32331**

ALL that certain tract or parcel of land, situated, lying and being in the Township of Washington, County of Gloucester, State of New Jersey, more particularly described as follows:

BEGINNING at a point in the curved Northeasterly line of Foal Trail (50 feet wide) said beginning point also being in the division line between Lots 16 and 17, Block 199.11 as shown on Plan hereinafter mentioned; thence

1. North 68 degrees 26 minutes 19 seconds East along the last mentioned division line a distance of 152.11 feet to a point in the County line between Gloucester County and Camden County and the boundary line of said Plan; thence
2. South 21 degrees 33 minutes 41 seconds East along said County line and the boundary line in part a distance of 75.00 feet to a point corner in the boundary line of said plan; thence
3. South 68 degrees 26 minutes 19 seconds West along the said boundary line in part a distance of 150.07 feet to a point in the Northeasterly line of Foal Trail; thence
4. North 21 degrees 33 minutes 41 seconds West along the said Northeasterly line of Foal Trail a distance of 50.34 feet to a point of curve in same; thence
5. Northwestwardly still along same curving to the left with a radius of 150 feet an arc distance of 24.77 feet to the point and place of Beginning.

BEING Lot 17, Block 199.11 as shown on plan entitled Final Plan of Lots Surrey Lake Estates Section Twelve filed in the Gloucester County Clerk's Office.

NOTE: Being Lot(s) 17, Block: 199.11; Tax Map of the Township of Washington, County of Gloucester, State of New Jersey.

NOTE FOR INFORMATION ONLY: Mailing Address is 5 Foal Trail, Sewell, NJ08080-3153

NOTE: Lot and Block shown for informational purposes only.