

FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A

Name and Address of Title Insurance Company:

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

Office File Number: **450-10706**

Policy Number: **135397-1-450-10706-2018.2730600-213946312**

Address Reference: **714 Marsha Avenue, Monroe, NJ**

Amount of Insurance: **\$85,000.00**

Date of Policy: **December 07, 2017**

1. Name of Insured:

SC & BG Properties LLC

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

Fee Simple

3. Title is vested in:

SC & BG Properties LLC

Being the same premises conveyed to the insured by deed from **Wells Fargo Bank, N.A.**, dated **10/5/2017** and recorded **12/7/2017**, in the **Gloucester** County Clerk/Register's Office in Deed Book **5783**, Page **150**.

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

See SCHEDULE C attached hereto

FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B EXCEPTIONS FROM COVERAGE

Policy Number: **135397-1-450-10706-2018.2730600-213946312**

File Number: **450-10706**

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 2017. 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. Rights or claims by parties in possession not shown by the public records.
4. Subsurface conditions, easements, claims of easements and/or encroachments not disclosed by an instrument of record. (AS TO FEE POLICY ONLY)
5. 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.
6. Easements as contained in Deed Book 205, Page 461; Deed Book 427, Page 80; and Deed Book 434, Page 196.
7. Subject to terms and conditions as set forth in Deed Book 724, Page 424; and Deed Book 734, Page 111.
8. Rights in any road, street highway or lane bounding or affecting subject premises.

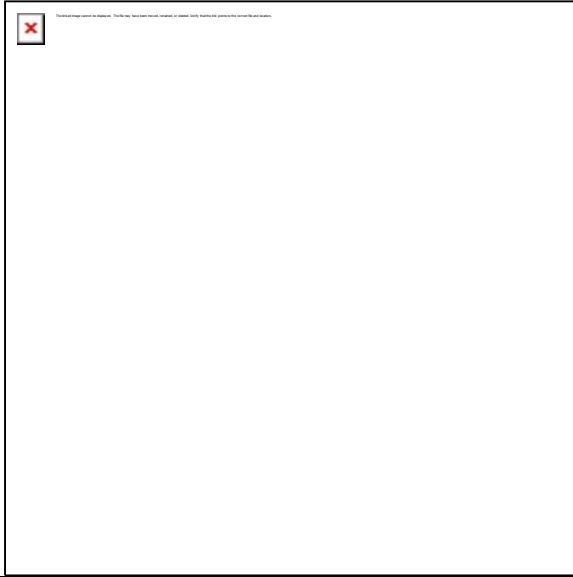
COUNTERSIGNED

FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B EXCEPTIONS FROM COVERAGE

Policy Number: **135397-1-450-10706-2018.2730600-213946312**

File Number: **450-10706**



By

Richard E. Marshall

Authorized Signature for Marketplace Title, LLC

57 Euclid Street, Ste B

Woodbury, NJ 08096, NJ 08096

Telephone: (856) 421-0504 Fax: (856) 421-0508

FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE C

DESCRIPTION

Policy Number: **135397-1-450-10706-2018.2730600-213946312**

File Number: **450-10706**

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

BEGINNING at a point in the Southeasterly line of Marsha Avenue (50 feet wide) distant 141.35 feet Northeastwardly from an angle point in said Marsha Avenue, which angle point is distant 211.24 feet Northeastwardly from the Northeasterly line of Cross Keys Williamstown Road; thence

(1) North 44 degrees 33 minutes 20 seconds East along the Southwesterly line of Marsha Avenue 118 feet to a point; thence

(2) South 35 degrees 10 minutes 59 seconds East a distance of 173.21 feet to a point; thence

(3) South 43 degrees 05 minutes 05 seconds West a distance of 120 feet to a point; thence

(4) North 34 degrees 44 minutes 06 seconds West a distance of 176.60 feet to the point and place of BEGINNING.

NOTE: Being Lot(s) 3, Block: 1703; Tax Map of the Township of Monroe, County of Gloucester, State of New Jersey.

NOTE FOR INFORMATION ONLY: Mailing Address is 714 Marsha Avenue, Williamstown, NJ08094-1018

NOTE: Lot and Block shown for informational purposes only.