

# STEWART TITLE GUARANTY COMPANY

## SCHEDULE A

Name and Address of Title Insurance Company:

**Stewart Title Guaranty Company  
1055 Parsippany Blvd.  
Suite 503  
Parsippany, NJ 07054**

Office File Number: **621-11308**

Policy Number: **O-0000635311118**

Address Reference: **2803 North Congress Road, Camden, NJ 08104-2909**

Amount of Insurance: **\$36,000.00**

Date of Policy: **October 23, 2017**

1. Name of Insured:

**Scott Bagby**

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

**Fee Simple**

3. Title is vested in:

**Scott Bagby**

Being the same premises conveyed to the insured by deed from **New Jersey Housing and Mortgage Finance Agency**, dated **8/10/2017** and recorded **10/23/2017**, in the **Camden** County Clerk/Register's Office in Deed Book **10740**, Page **1005**.

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

**See SCHEDULE C attached hereto**

# STEWART TITLE GUARANTY COMPANY

## SCHEDULE B EXCEPTIONS FROM COVERAGE

Policy Number: **O-0000635311118**

File Number: **621-11308**

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 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. Subject to added or omitted assessments pursuant to N.J.S.A 54:4-63.1 et seq.
4. Any liens on your title, arising now or later, for labor or material, not shown by the public records.
5. Subsurface conditions, easements, claims of easements and/or encroachments not disclosed by an instrument of record. (AS TO FEE POLICY ONLY)
6. 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.
7. Easement as contained in Deed Book 296, Page 182.
8. Easement as contained in Deed Book 491, Page 353.
9. Reservations as contained in Deed Book 504, Page 300.

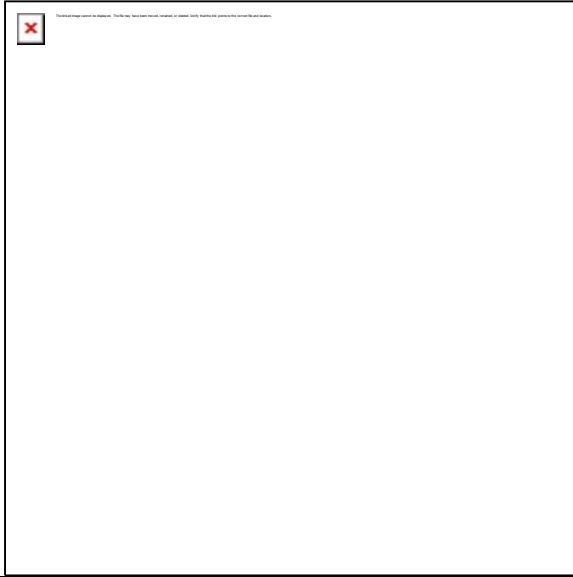
## COUNTERSIGNED

# STEWART TITLE GUARANTY COMPANY

## SCHEDULE B EXCEPTIONS FROM COVERAGE

Policy Number: **O-0000635311118**

File Number: **621-11308**



By

**Joseph DeCord**

**Authorized Signature for Dream Home Abstract, LLC**

381 Egg Harbor Rd Suite 2

Sewell, NJ 08080

Telephone: (856) 421-0501 Fax: (856) 421-0502

# STEWART TITLE GUARANTY COMPANY

## SCHEDULE C

### DESCRIPTION

Policy Number: **O-0000635311118**

File Number: **621-11308**

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

BEGINNING at a point between Lots 1.01 and 2.01 in the curved Southwesterly line of North Congress Road (50 feet wide) being distant 17.18 feet in a Southeasterly direction from the intersection of the Southwesterly line of North Congress Road and the Southeasterly line of Hornet Road (48 feet wide); thence

(1) Along the curved Southwesterly line of North Congress Road, on an arc curving to the left in a Southeasterly direction, an arc distance of 1.47 feet with a radius of 396.62 feet to a point of compound curve; thence

(2) Along the curved Southwesterly line of North Congress Road, on an arc curving to the left in a Southeasterly direction, an arc distance of 21.42 feet with a radius of 1225.64 feet to a point between Lots 2.01 and 3.01; thence

(3) Along the line of Lot 3.01, South 21 degrees 24 minutes 30 seconds West, a distance of 101.44 feet to a point in the Northeasterly line of an alley (10 feet wide); thence

(4) Along the Northeasterly line of said alley, North 73 degrees 45 minutes 30 seconds West, a distance of 23.39 feet to a point between Lots 1.01 and 2.01; thence

(5) T, through and beyond the center of a party wall, North 21 degrees 35 minutes 20 seconds East, a distance of 104.58 feet to the point and place of beginning.

**NOTE: Being Lot(s) 2.01, Block: 688; Tax Map of the City of Camden, County of Camden, State of New Jersey.**

**NOTE FOR INFORMATION ONLY: Mailing Address is 2803 North Congress Road, Camden, NJ 08104-2909**

**NOTE: Lot and Block shown for informational purposes only.**