

SCHEDULE A

Name and Address of Title Insurance Company:

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

File No.: **621-173660**

Policy No: **5011434-0158314e**

Address Reference: **367 Broadlane Road, Williamstown, NJ 08094**

Amount of Insurance: **\$77,000.00**

Date of Policy: **5/25/2021**

1. Name of Insured:

Michael Diodato, Jr.

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

FEE SIMPLE

3. Title is vested in:

Michael Diodato, Jr.

Being the same premises conveyed to the insured by deed from Secretary of Housing and Urban Development of Washington, D.C., dated May 17, 2021, recorded May 25, 2021 in the Gloucester County Clerk/Register's Office in Deed (book) 6480, (page) 271 (instrument) 29262.

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

See Schedule C

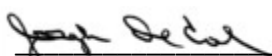
First American Title Insurance Company

SCHEDULE B
EXCEPTIONS FROM COVERAGEFile Number: **621-173660**Policy Number: **5011434-0158314e**

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 2nd Quarter of 2021. 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. Any liens on your title, arising now or later, for labor or material, 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. Subject to added or omitted assessments pursuant to N.J.S.A. 54:4-63.1 et seq.
7. Rights, public and private, together with flooding and drainage rights, if any, in and to all streams, rivers, or watercourses, bounding or affecting the premises.
8. Rights in any road, street highway or lane bounding or affecting subject premises.
9. Rights of utility companies to service and maintain facilities crossing, bounding or otherwise located on or near the premises.
10. Rights, public and private, in that part of subject premises included within the lines of Broadlane Road.
11. Subject to a 35 foot building setback line(s) as shown on filed plan.

COUNTERSIGNED



Joseph DeCord

Authorized Signature for Dream Home Abstract, LLC

381 Egg Harbor Rd, #2

Sewell, NJ 08080

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

First American Title Insurance Company

**SCHEDULE C
DESCRIPTION**Policy Number: **5011434-0158314e**File Number: **621-173660**

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

BEGINNING at a point in the Westerly right of way line of Broadlane Road (50 feet wide) said point being measured in the following courses and distances from the center line of Winslow Road with the center line of Broadlane Road, South 9 degrees 7 minutes 6 seconds East, a distance of 3697.89 feet and South 57 degrees 45 minutes 00 seconds West, a distance of 27.19 feet to a point in the Westerly line of Broadlane Road, said beginning point being in the division line between Lots 10B and 10C; thence

(1) South 9 degrees 7 minutes 6 seconds East, along the Westerly line of Broadlane Road, a distance of 100 feet to a point in the division line between Lots 10A and 10B; thence

(2) South 57 degrees 45 minutes 00 seconds West, a distance of 412.92 feet to a point common to Lots 10A, 10B, 28 and 29A; thence

(3) North 30 degrees 12 minutes 00 seconds West, a distance of 92.02 feet to a point corner to Lots 10B and 10C, 28; thence

(4) Along the division line between Lots 10B and 10C, North 57 degrees 45 minutes 00 seconds East, a distance of 448.91 feet to the point and place of Beginning.

Being Lot 10B, as shown on a Subdivision of Lots 10 and 10A, known as Broadlane Acres, Block 177, prepared by Long Engineering, filed in the Clerk's Office of Gloucester County Map No. 6-146.

NOTE FOR INFORMATION:

BEING known as 367 Broadlane Road, Monroe Township, Gloucester County, State of New Jersey, Block 5302, Lot 14 on the tax map of Monroe Township.

NOTE FOR INFORMATION: The mailing address of the premises is 367 Broadlane Road, Williamstown, NJ 08094.

NOTE: Lot and Block shown for informational purposes only.