

SCHEDULE A

Name and Address of Title Insurance Company:

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

File No.: **621-224835**

Policy No: **50221734-0003984e**

Address Reference: **135 Water Street, Swedesboro, NJ 08085**

Amount of Insurance: **\$147,000.00**

Date of Policy: **12/4/2023**

1. Name of Insured:

Sanchez Real Estate LLC

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

FEE SIMPLE

3. Title is vested in:

Sanchez Real Estate, LLC

Being the same premises conveyed to the insured by deed from James E. Fauntleroy and Betty D. Fauntleroy, husband and wife, dated December 1, 2023, recorded December 4, 2023, in the Gloucester County Clerk/Register's Office in (book) 6943, (page) 90 (instrument) 35772.

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: **621-224835**Policy Number: **50221734-0003984e**

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 2023. 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 Sanchez Real Estate LLC to Mortgage Electronic Registration Systems, Inc. (MERS), as nominee for Investor Mortgage Finance, LLC dated December 1, 2023, recorded December 4, 2023, in the Gloucester County Clerk's/Register's Office in (book) 18200, (page) 111 (instrument) 35773 in the amount of \$110,250.00.
4. Any liens on your title, arising now or later, for labor or material, 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. Utility Easement as contained in Deed Book 1099, Page 909.
9. Rights to the ownership of any solar photovoltaic energy system and related equipment located on the Land including a right to enter upon said Land to install, operate, maintain and remove said system as set forth in the document recorded Docket #9841.

COUNTERSIGNED



Sean Lindsay

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: **50221734-0003984e**
File Number: **621-224835**

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

BEGINNING at a point in the northeasterly edge of Water Street, said point being South 35 degrees 30 minutes East, 44.63 feet from lands now or formerly of Edgar F. Hurff; thence

(1) from said Beginning point and along the northeasterly edge of Water Street, South 35 degrees 30 minutes East, 27.38 feet to a corner; thence

(2) crossing lands of John Webster, North 55 degrees 41 minutes East, 86.21 feet to a point in line of lands about to be conveyed to the Edgar F. Hurff Company; thence

(3) by the Hurff Company aforesaid, North 36 degrees 15 minutes West, 28.84 feet to a corner; thence

(4) crossing lands of John Webster aforesaid, South 54 degrees 43 minutes West, 85.82 feet to the place of Beginning.

NOTE FOR INFORMATION:

BEING known as 135 Water Street, Swedesboro Borough, Gloucester County, State of New Jersey, Block 23, Lot 3 on the tax map of Swedesboro Borough.

NOTE FOR INFORMATION: The mailing address of the premises is 135 Water Street, Swedesboro, NJ 08085.

NOTE: Lot and Block shown for informational purposes only.