

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: **989-28236**

Policy Number: **O-9301-001733693**

Address Reference: **209 Creek Dr, Glassboro, NJ**

Amount of Insurance: **\$235,000.00**

Date of Policy: **March 22, 2010**

1. Name of Insured:

David C Holloway and Jennifer A Kulik, as joint tenants

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

Fee Simple

3. Title is vested in:

David C Holloway and Jennifer A Kulik, as joint tenants

Being the same premises conveyed to the insured by deed from **John Van de Zilver and Shelby Van de Zilver, husband and wife**, dated **3/13/2010** and recorded **3/22/2010**, in the **Gloucester County Clerk/Register's Office** in Deed Book **4751**, Page **298**.

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-9301-001733693**

File Number: **989-28236**

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. Lien of taxes for the year ☐2009 ☒2010. Taxes paid through the ☐1st ☒2nd ☐3rd ☐4th quarter, subsequent taxes not yet due and payable.
3. Mortgage made by David C Holloway and Jennifer A Kulik to Allied Mortgage Group, Inc., dated 3/12/2010, recorded 3/22/2010 in the Gloucester County Clerk/Register's Office in Mortgage Book 12127, Page 329 in the amount of \$210,000.00.
4. Subsurface conditions and/or encroachments not disclosed by an instrument of record.
5. Easement as contained in Deed Book 2090, Page 151.
6. 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 1343, Page 548.

Modification and Amendment to 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 1830, Page 145.

Modification and Amendment to 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 2078, Page 185.

7. Subject to a 40 foot front and 5 and 10 foot side building setback line(s) as shown on filed plan.
8. Subject to sight triangle easement as shown on filed plan.

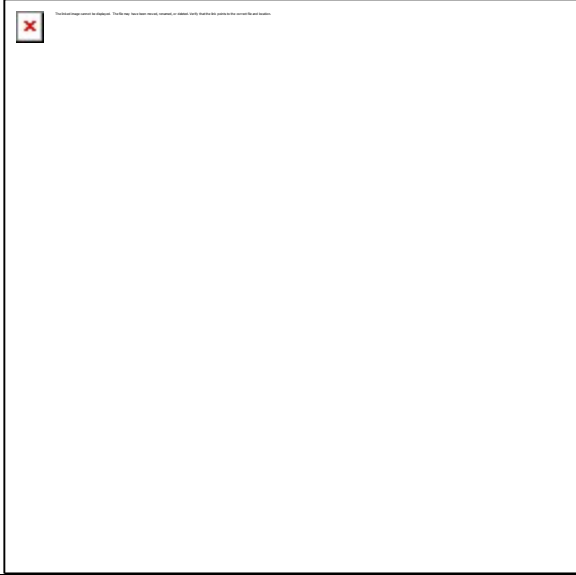
COUNTERSIGNED

STEWART TITLE GUARANTY COMPANY

SCHEDULE B EXCEPTIONS FROM COVERAGE

Policy Number: **O-9301-001733693**

File Number: **989-28236**



By

Joseph DeCord

Authorized Signature for Foundation Title, LLC - Marlton

Four Greentree Centre 13000 Lincoln Dr. West, Ste 201

Marlton, NJ 08053

Telephone: (856) 834-2600 Fax: (856) 834-2650

STEWART TITLE GUARANTY COMPANY

SCHEDULE C

DESCRIPTION

Policy Number: **O-9301-001733693**

File Number: **989-28236**

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

BEGINNING at a point in the Easterly line of Creek Drive (50 feet wide) distant 162 feet Northwardly from the Northerly end of the curve connecting same with the Northerly line of Nursery Drive (50 feet wide) said point also being in the division line between Lots 2 and 3, Block 408.25 on Plan hereinafter mentioned; thence

- (1) North 08 degrees 03 minutes 43 seconds East along said line of Creek Drive, 23.64 feet to a point of curve; thence**
- (2) Northeastwardly still along same curving to the right with a radius of 10 feet, an arc distance of 152.35 feet to a point of tangency; thence**
- (3) South 84 degrees 38 minutes 50 seconds East along the Southerly line of Creek Drive 8 feet to a point in the division line between Lots 3 and 4; thence**
- (4) South 02 degrees 27 minutes 45 seconds East along same, 126.03 feet to a point in the first mentioned division line; thence**
- (5) North 81 degrees 56 minutes 17 seconds West along same, 126.28 feet to the point and place of BEGINNING.**

BEING known and designated as Lot 3, Block 408.25 as set forth on Final Plan of Lots "Groff Tract, Block 408, part of Lot 4" filed in the Gloucester County Clerk's Office on June 13, 1989 as Map No. 8-68.

NOTE: Being Lot(s) 3, Block: 408.25; Tax Map of the Borough of Glassboro, County of Gloucester, State of New Jersey.

NOTE FOR INFORMATION ONLY: Mailing Address is 209 Creek Dr, Glassboro, NJ08028-3113

NOTE: Lot and Block shown for informational purposes only.