EXAMINATION WORKSHEET

FILE NAME/NO. 100-HUMBUYER **COUNTY** DAUPHIN

SEARCH PERIOD: From: 1955 To: 2021 AM / PM
If update from prior policy--Policy # & Title Company _____(Attach Copy)
If search is not an update from prior policy and does not begin with a warranty deed recorded at least 30 years ago, explain below:

_____

BUYER/INSURED: JOSE HUMEBUYER AND HANNAH HUMEBUYER

SELLER/CURRENT VESTED OWNER: SAMMY SELLERS AND SARA SELLERS

INSTRUMENT (ATTACHED) VESTING TITLE IN CURRENT OWNER RECORDED IN: 201200001111

ADDRESS: 123 MAIN STREET HARRISBURG, PA

BRIEF LEGAL DESCRIPTION: _____

USE OF PROPERTY: COMMERCIAL _____ RESIDENTIAL X OTHER _____

SALES PRICE: $ 210,000 **LOAN AMOUNT**: $ 189,500

NEW LENDER: _____

LOAN TYPE: CONV ____ FHA ____ VA ____ Perm Const ____ Temp Const ____ Other _____

TITLE ENDORSEMENTS: ALTA 4(Condo) _____ ALTA 5(PUD) _____ ALTA 6(Variable Rate) _____
ALTA 7(Mobile Home) _____ ALTA 8.1(Environmental) _____ ALTA 9(Comprehensive) _____
Other _____

MOBILE HOME LOCATED ON PROPERTY?_____ If yes, to be insured as real estate?_____

TAX PARCEL NO: 11-100-0000-000-0000 **ASSESSED VALUE**: $ 170,000

TAXES PAID THRU: 2016 **TAXES NOW DUE & PAYABLE**: $ 2213.27

EXEMPTIONS/DEFERRALS: Type: _____ Amount: $_____

ASSESSMENTS DUE OR PAYABLE IN FUTURE INSTALLMENTS: $_____

MORTGAGES: (Copies Attached)

To: PNC BANK _____
Date: 7/26/2012 Book 337 Page 101 Amount $ 143,500.00
Circle one: Pay Remain Subordinate

To: PA CONSUMER DISCOUNT CO. _____
Date: 10/4/1984 Book 14 Page 123 Amount $ 7840.22
Circle one: Pay Remain Subordinate

To: _____ Trustee: _____
Date: _____ Book _____ Page _____ Amount $_____
Circle one: Pay Remain Subordinate

RESTRICTIVE COVENANTS:
Book _____ Page _____; Book _____Page _____;
Book _____ Page _____; Book _____Page _____;
Book _____ Page _____; Book _____Page _____;
Setbacks: Front: _____ Side: _____ Interior: _____ Rear: _____
Easements per convenants: _____
Other: _____

PLAT OR MAP: Book _____ Page _____;
Setbacks: Front: _____ Side: _____ Interior: _____ Rear: _____
Easements per plat: _____
Private roads, common areas, restrictions, or other matters: _____

ACCESS TO PUBLIC RIGHT OF WAY:
Access to Public Right of Way: Yes [____] No [____].
Direct [____]; or over a private easement [____]
If over a private easement, has a search been made of the easement and underlying tract prior to easement creation? Yes [____] No [____]

EASEMENTS, UCC'S OR OTHER DEFECTS, LIENS OR ENCUMBRANCES:

Verizon in Deed Book 300 Page 122

Comcast in Deed Book 900 Page 12

United Water in Deed Book 200 Page 57

MISCELLANEOUS NOTES OR REMARKS:

SEARCH CHECKLIST:

Seller _____
Buyer _____
Property _____

Owner/Dates/Deed in	Taxes	Outs / Register of Deeds	Judgments, Liens & Lis Pendens (*from* 10 years prior to search *to* date sold)	Civil Actions	Special Proceedings (all owners)	Misc

Notes: _____

Attach Estate Abstract Sheet, if applicable.

ABSTRACT OF ESTATE FILE NUMBER: _____

DAUPHIN COUNTY

DECEDENT: BOB BYERS

Date of Death: _____

County of Domicile at Time of Death: DAUPHIN

Decedent Died: _____ Intestate

X Testate Date of Last Will and Testament: _____

Date of Codicil(s) If Any: _____

Date Will Admitted to Probate: _____

Any information that indicates Decedent left a Last Will and Testament/Codicil which has not been admitted to probate? (____) Yes (X) No If Yes, indicate reason not admitted and source of information:

_____

_____

Personal Representative(s): BETTY BYERS

Date of Qualification of Personal Representative(s): _____

Persons/entities entitled to share in Decedent's estate *pursuant to above-captioned Estate File*:

NAME/MARITAL STATUS	AGE	RELATIONSHIP
BETTY BYERS	N/A	WIFE

Other persons that may be entitled to share in Decedent's estate based on information available in the public records or elsewhere (indicate source of information):

BRIAN BYERS (SON)

Affidavit of Publication of Notice to Creditors in Estate File? (____) Yes (____) No

If Yes: Dates published: _____

Name of newspaper: _____

County in which newspaper published: _____

Tax Release(s)/Certification(s) in Estate File? (____) Yes (____) No

If Yes: Date and description of release(s)/certification(s): _____

_____

Final Account Filed? (____) Yes (____) No

If Yes: Date of Filing: _____

Attorney for Estate: _____

Notes/Remarks:

_____

_____

_____

_____

RESTRICTIVE COVENANTS:
Book _____ Page _____; Book _____Page _____;
Book _____ Page _____; Book _____Page _____;
Book _____ Page _____; Book _____Page _____;
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MISCELLANEOUS NOTES OR REMARKS:

ABSTRACT OF ESTATE FILE NUMBER: _____

DAUPHIN COUNTY

DECEDENT: BOB BYERS

Date of Death: _____

County of Domicile at Time of Death: DAUPHIN

Decedent Died: _____ Intestate

X Testate Date of Last Will and Testament: _____

Date of Codicil(s) If Any: _____

Date Will Admitted to Probate: _____

Any information that indicates Decedent left a Last Will and Testament/Codicil which has not been admitted to probate? (____) Yes (X) No If Yes, indicate reason not admitted and source of information:

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Personal Representative(s): BETTY BYERS

Date of Qualification of Personal Representative(s): _____

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Name of newspaper: _____

County in which newspaper published: _____

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If Yes: Date and description of release(s)/certification(s): _____

_____

Final Account Filed? (____) Yes (____) No

If Yes: Date of Filing: _____

Attorney for Estate: _____

Notes/Remarks:

_____

_____

_____

_____

ABSTRACT OF ESTATE FILE NUMBER: _____

_____ **COUNTY**

DECEDENT: _____

Date of Death: _____

County of Domicile at Time of Death: _____

Decedent Died: _____ Intestate
_____ Testate Date of Last Will and Testament: _____
Date of Codicil(s) If Any: _____
Date Will Admitted to Probate: _____

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Attorney for Estate: _____

Notes/Remarks:

_____

_____

_____

_____

JUDGMENTS AND LIENS

LIEN	TYPE OF LIEN	IN REM or IN PERSONAM	PAYOFF
Nina Newhouse	Federal Tax	In Personam	Payoff needed or proof of payment
Sara Sellers	Municipal Lien	In Rem	Payoff needed or proof of payment
Sara Sellers	Civil Judgment	In Personam	Payoff needed or proof of payment
Sara Sellers	State Lien	In Personam	Payoff needed or proof of payment
Sammy Sellers	Multiple Liens	** Verify and Require Affidavit	