

Transaction Identification Data for reference only:

Issuing Agent: The PA Notary Abstract
Issuing Office: 1000 Settlement Way
ALTA® Universal ID:
Loan ID Number: 111000777
Commitment Number: 1001
Issuing Office File Number: 1234
Property Address: 123 Main Street
Revision Number:

SCHEDULE A

1. Commitment Date: 1/11/2021 2:00pm 1/22/2021

2. Policy to be issued:

(a) Owner's Policy
Proposed Insured: Jose Humebuyer and Hannah Humebuyer

Proposed Policy Amount: \$ 210,000

(b) Loan Policy Text
Proposed Insured: Loans Lending Corp Its Successors and/or Assigns
1000 Lending Lane Anaheim, CA

Proposed Policy Amount: \$ 189,500

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple (Identify estate covered, i.e., fee, leasehold, etc.)

4. Title to the [Fee Simple] estate or interest in the Land is at the Commitment Date vested in:

Sammy Sellers and Sara Sellers

5. The Land is described as follows:

See "Exhibit A" attached and made apart of the herein document

This page is only a part of a 2016 ALTA® Commitment for Title Insurance[issued by]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form].



SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

- Except* 1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- Remove* 2. Pay the agreed amount for the estate or interest to be insured. **Buyers paid the sellers**
- Remove* 3. Pay the premiums, fees, and charges for the Policy to the Company. **Title premium paid at closing**
- Remove* 4. Proof that there are no support judgments or support arrearages entered against the vested property owners or purchaser(s) in any jurisdiction. **No Domestic Relations Found**
- Remove* 5. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the public record. **Deed signed by sellers and mortgage doc signed by buyers**
- Properly Executed and Deed from: **Sammy Sellers and Sara Sellers**
- To: **Jose Humebuyer and Hannah Humebuyer**
- Properly Executed Mortgage from: **Jose Humebuyer and Hannah Humebuyer**
- To: **Loans Lending Corp Its Successors and/or Assigns**
- Remove* 6. **Satisfaction or Proof of Satisfaction for Mortgage from Bob Byers to PA Consumer Discount Company Recorded in Deed Bk 14 Page 123** **Satisfaction Found**
- Remove* 7. **Satisfaction of Mortgage from Sammy Sellers and Sara Sellers to PNC Bank Recorded in Deed Bk 337 Page 101** **Paid off at closing**
- Remove* 8. **Payment of past due real estate due to Dauphin County** **Paid off at closing**
- Remove* 9. **Satisfaction of Federal Tax Lien filed against Nina Newhouse** **Letter of Indemnity Received**
- Remove* 10. **Satisfaction of Muncipal Lien filed against Sammy Sellers** **Paid off at closing**

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by _____]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE B, PART I
CONTINUED

All of the following Requirements must be met:

Remove 11. **Satisfaction of Civil Judgment filed against Sara Sellers** Paid at Closing

Remove 12. **Satisfaction of State Lien filed against Sara Sellers** Paid at Closing

Remove 13. **Verification of liens belonging to Sammy Sellers and signed same name affidavit** Same Name Affidavit signed at Closing

Remove 14. **Proof that there are no estate taxes due for the Estate of Betty Byers**
Estate Has Been Settled

Remove 15. **Proof that there are no estate taxes due for the Estate of Bob Byers**
Estate Has Been Settled

16.

17.

18.

19.

20.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance[issued by _____]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions[; and a counter-signature by the Company or its issuing agent that may be in electronic form].

**SCHEDULE B, PART II
Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Except 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.]

Except 2. Easements and claims of easements not shown by the public records.

Except 3. Property tax assessments not yet due and payable.

Except 4. **Easement granted to Verizon in Deed Book 300 Page 122**

Except 5. **Easement granted to Comcast in Deed Book 900 Page 12**

Except 6. **Easement granted to United Water in Deed Book 200 Page 57**

7.

8.

9.

10.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance[issued by _____]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions[; and a counter-signature by the Company or its issuing agent that may be in electronic form].

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land, situate in Lower Paxton Township, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

SITUATE on the North West side of Main Street at the distance of Three Hundred Five feet and Six inches Southward from the South side of South Street in the township of Lower Paxton Township, Dauphin County.

CONTAINING in front or breadth on the side of said Main Street 15 feet and extending of that width in length or depth Northwestward at parallel lines at right angles to the said Main Street 80 feet 6 inches to the middle of a certain 15 feet wide driveway loading from the said South Street to North Street.

Being Parcel ID# 1000000000

Being No. 123 Main Street Harrisburg, PA

This page is only a part of a 2016 ALTA® Commitment for Title Insurance[issued by _____]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form].