



1803 West Broad Street, Quakertown, PA 18951

Phone: (215)536-3300 ♦ Fax: (215)536-2333

Email: titleinfo@prideabstract.com

INFORMATION CERTIFICATE

OVERVIEW

File No. ACC-0898

1. This information certificate covers the time period from 10/19/1960 to 07/08/2019.
2. The estate or interest in the land described or referred to in this information certificate and covered herein is fee simple and title thereto is at the effective date hereof vested in:

Mary Kathleen Davis

3. The land referred to in this information certificate is described in the Legal Description hereof.
For informational purposes only:

160 New Galena Road
Line Lexington, PA 18932
Township of New Britain, County of Bucks
Tax Parcel No. 26-001-059

4. This information certificate is prepared for: Alderfer Auction
5. Liability hereunder not to exceed the cost of the searches performed.

Prepared and Certified by:
Pride Abstract and Settlement Services, LLC

Authorized Signatory

INFORMATION CERTIFICATE

LIENS & ENCUMBRANCES

File No. ACC-0898

6. The following items are recorded against the referenced property:
 - a. Mortgages:
NONE
 - b. Judgments and other Liens:
NONE
 - c. Taxes:
Not Searched
 - d. Easements, Rights of Way, Restrictions, and other Encumbrances:
Not Searched

INFORMATION CERTIFICATE

LEGAL DESCRIPTION

File No. ACC-0898

ALL THAT CERTAIN parcel of land known as TAX PARCEL NO. 26-001-059 and being more fully described in the deed(s) referenced below:

BEING THE SAME premises which John A. Schramm and Elizabeth Schramm, his wife, by Deed dated 10/19/1960 and recorded 10/21/1960 in the Office of the Recorder of Deeds in and for the County of Bucks in Deed Book 1569, Page 9, granted and conveyed unto Thomas D. Davis and Mary K. Davis, husband and wife, as tenants by the entirety.

AND ALSO BEING THE SAME premises which Thomas D. Davis by Mary Kathleen Davis, his agent, duly constituted and appointed under Power of Attorney dated May 11, 2006, and Mary Kathleen Davis, husband and wife, by Deed dated 10/03/2006 and recorded 12/26/2006 in the Office of the Recorder of Deeds in and for the County of Bucks in Land Record Book 5227, Page 1673, granted and conveyed unto Mary Kathleen Davis.

AND THE SAID Mary Kathleen Davis has since departed this life on 07/31/2019.

Parcel

Included Parcel No
 Included Parcel Parent
 Has Included Parcel

Property Address 160 NEW GALENA RD
 Unit Desc -
 Unit #
 City LINE LEXINGTON
 State PA
 Zip 18932

File Code 1 - Taxable
 Class R - Residential
 LUC 1001 - Conventional
 Additional LUC -
 School District S05 - CENTRAL BUCKS SD
 Special Sch Dist -

Topo -
 Utilities 1 - All Public
 Roads 1 - Paved

Total Cards 1
 Living Units 1
 CAMA Acres 2.124

Parcel Mailing Details

In Care Of
 Mailing Address 160 NEW GALENA RD
 LINE LEXINGTON PA 18932

Current Owner Details

Name DAVIS, MARY KATHLEEN

In Care Of
 Mailing Address 160 NEW GALENA RD
 LINE LEXINGTON PA 18932

Book 5227
 Page 1673

Owner History

25-JAN-19	DAVIS, MARY KATHLEEN	160 NEW GALENA RD	26-DEC-06	03-OCT-06	5227	1673
25-JAN-18	DAVIS, MARY KATHLEEN	160 NEW GALENA RD	26-DEC-06	03-OCT-06	5227	1673
24-JAN-17	DAVIS, MARY KATHLEEN	160 NEW GALENA RD	26-DEC-06	03-OCT-06	5227	1673
25-JAN-16	DAVIS, MARY KATHLEEN	160 NEW GALENA RD	26-DEC-06	03-OCT-06	5227	1673
23-JAN-15	DAVIS, MARY KATHLEEN	160 NEW GALENA RD	26-DEC-06	03-OCT-06	5227	1673
22-JAN-14	DAVIS, MARY KATHLEEN	160 NEW GALENA RD	26-DEC-06	03-OCT-06	5227	1673
18-JAN-13	DAVIS, MARY KATHLEEN	160 NEW GALENA RD	26-DEC-06	03-OCT-06	5227	1673
24-JAN-12	DAVIS, MARY KATHLEEN	160 NEW GALENA RD	26-DEC-06	03-OCT-06	5227	1673
31-DEC-07	DAVIS, MARY KATHLEEN	160 NEW GALENA RD	26-DEC-06	03-OCT-06	5227	1673
28-APR-11	DAVIS, THOMAS D & MARY K		21-OCT-60	21-OCT-60	1569	9
28-APR-11	DAVIS, THOMAS D & MARY K		21-OCT-60	21-OCT-60	1569	9
28-APR-11	DAVIS, THOMAS D & MARY K		21-OCT-60	21-OCT-60	1569	9
28-APR-11	DAVIS, THOMAS D & MARY K		21-OCT-60	21-OCT-60	1569	9
21-OCT-60	DAVIS, THOMAS D & MARY K		21-OCT-60	21-OCT-60	1569	9

Homestead

2019 HOME05 A Y 0

Residential

Card 1
 Year Built 1950
 Remodeled Year

LUC	1001 - Conventional
ESTIMATED Ground Floor Living Area	1112
ESTIMATED Total Square Feet Living Area	1835
Number of Stories	1.5
Style	01 - Conventional
Bedrooms	2
Full Baths	2
Half Baths	0
Total Fixtures	8
Additional Fixtures	0
Heating	2 - Basic
Heating Fuel Type	-
Heating System	-
Attic Code	1 - None
Unfinished Area	
Rec Room Area	
Finished Basement Area	
Fireplace Openings	1
Fireplace Stacks	1
Prefab Fireplace	
Bsmt Garage (Num of Cars)	0
Condo Level	
Condo Type	-
Basement	4 - Full
Exterior Wall	1 - Frame or Equal

Additions

1	0	-	-	-	-	1,112
1	1	-	11 - OFP	-	-	88

OBY

1	1	RG1 - 1 STORY FRAME GARAGE
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OBY Details

Card	1
Code	RG1 - 1 STORY FRAME GARAGE
Year Built	1950
Width	
Length	
Area	484
Units	1

Land

Line Number	1
Frontage	
Depth	
Units	
CAMA Square Feet	
CAMA Acres	2.1200

Legal Description

Municipality	26
School District	S05
Property Location	160 NEW GALENA RD
Description	-
Building/Unit #	
Subdivision Parent Parcel	
Legal 1	2.124A LOT N S LR09073 34
Legal 2	15 FTE T411
Legal 3	
Deeded Acres	2
Deeded Sq Ft	

Values

Exempt Land	0
Exempt Building	0
Total Exempt Value	0
Assessed Land	9,040

Assessed Building	14,960
Total Assessed Value	24,000
Estimated Market Value	230,770

Homestead

2019	HOME05	A	Y	0
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Assessment History

02-JUL-19	390 - School			\$9,040	\$14,960	\$24,000	\$0	\$0	\$0	2019
26-JAN-19	999 - Year End Certification			\$9,040	\$14,960	\$24,000	\$0	\$0	\$0	2019
03-JUL-18	390 - School			\$9,040	\$14,960	\$24,000	\$0	\$0	\$0	2018
25-JAN-18	999 - Year End Certification			\$9,040	\$14,960	\$24,000	\$0	\$0	\$0	2018
30-JUN-17	390 - School			\$9,040	\$14,960	\$24,000	\$0	\$0	\$0	2017
06-JUL-16	390 - School			\$9,040	\$14,960	\$24,000	\$0	\$0	\$0	2016
01-JUL-15	390 - School			\$9,040	\$14,960	\$24,000	\$0	\$0	\$0	2015
07-JUL-14	390 - School			\$9,040	\$14,960	\$24,000	\$0	\$0	\$0	2014
27-JUN-13	999 - Year End Certification			\$9,040	\$14,960	\$24,000	\$0	\$0	\$0	2013
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$9,040	\$14,960	\$24,000	\$0	\$0	\$0	2011
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$9,040	\$14,960	\$24,000	\$0	\$0	\$0	2010
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$9,040	\$14,960	\$24,000	\$0	\$0	\$0	2009
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$9,040	\$14,960	\$24,000	\$0	\$0	\$0	2008
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$9,040	\$14,960	\$24,000	\$0	\$0	\$0	2007
28-APR-11	374 - Ratio Change 2005 Tax Year	05-JAN-05	01-JAN-05	\$9,040	\$14,960	\$24,000	\$0	\$0	\$0	2005

ASSESSMENT HISTORY

Note: To find the current assessment for totally exempt parcels you MUST refer to the Values Tab. Parcels that are partially taxable and partially exempt will show the assessed taxable portion only in the Assessment History Tab.

Exemptions

2019	SD05 - CENTRAL BUCKS	\$.00
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Sales

03-OCT-06	1	DAVIS, MARY KATHLEEN	DAVIS, THOMAS D & MARY K
21-OCT-60	0	DAVIS, THOMAS D & MARY K	

Sale Details

1 of 2

Sale Date	03-OCT-06
Sales Price	1
New Owner	DAVIS, MARY KATHLEEN
Previous Owner	DAVIS, THOMAS D & MARY K
Transfer Tax	0.00
Recorded Date	26-DEC-06
Instrument Type	
Book	5227
Page	1673
Instrument No.	20061402810001

Estimated Tax Information

County	\$586.80
Municipal	\$289.50
School	\$2,978.40
Total	\$3,854.70

PLEASE NOTE THAT THE MUNICIPAL RATES DO NOT INCLUDE SPECIAL TAXES, IE: TRASH; ELECTRIC; FIRE HYDRANTS, ETC. THAT INFORMATION MAY BE OBTAINED FROM YOUR LOCAL TAX COLLECTOR DIRECTLY.

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2006140281

Recorded On 12/26/2006 At 9:13:29 AM

* Total Pages - 5

* Instrument Type - DEED

Invoice Number - 178508

User - KLJ

* Grantor - DAVIS, THOMAS D

* Grantee - DAVIS, MARY K

* Customer - LEONARD L SHOBER

* FEES

RECORDING FEES \$46.50

TOTAL PAID \$46.50

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

COPY

RETURN DOCUMENT TO:
LEONARD L SHOBER

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Bucks County, Pennsylvania.



Edward R. Gudknecht
Edward R. Gudknecht
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

Book: 5227 Page: 1673



Prepared By: Law Offices of Leonard L. Shober, P.C.
900 Town Center
New Britain, PA 18901
(215) 345-4301
Return To: Law Offices of Leonard L. Shober, P.C.
900 Town Center
New Britain, PA 18901
(215) 345-4301
Parcel No: 26001059

This Indenture, Made the 3rd day of October

in the year of our Lord two thousand six (2006).

Between

THOMAS D. DAVIS BY MARY KATHLEEN DAVIS, HIS AGENT, DULY CONSTITUTED AND APPOINTED UNDER POWER OF ATTORNEY DATED MAY 11, 2006 AND INTENDED TO BE FORTHWITH RECORDED AND MARY KATHLEEN DAVIS, HUSBAND AND WIFE (HEREINAFTER REFERRED TO AS "GRANTOR")

And

MARY KATHLEEN DAVIS, (HEREINAFTER REFERRED TO AS "GRANTEE")

Witnesseth, That the said Grantors, for and in consideration of the sum of One Dollar and No Cents (\$1.00) lawful money of the United States of America, to them well and truly paid by the said Grantee, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, Grantors have remised, released and confirmed, and by these presents, they do remise, release and confirm unto the said Grantee, and to her heirs, successors and assigns forever,

ALL THAT CERTAIN messuage, garage and Tract of land along the North side of Line Lexington-Chalfont Road in New Britain Township, County of Bucks and State of Pennsylvania bound and described according to a Survey made August 9, 1950 by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania as follows, to wit:

BEGINNING at a spike a corner of Tracts No. 1 and No. 2 in the middle of the Line Lexington-Chalfont Road (Thirty-three feet wide) said corner being One hundred seventy-five feet Southeast of a spike a corner of lands now or late P.H. Acheson and Edward B. Miller; THENCE along Tract No. 1 other lands of Edward B. Miller of which this was a part North Seven degrees thirty minutes East the distance of Five Hundred forty-six and forty-four-one-hundredths feet to an iron pin a corner in line of land of formerly Caspar Kern; THENCE along the same North Fifty-five degrees thirty-seven minutes East the distance of Two hundred one and forty-eight one-hundredths feet to an iron pin a corner; THENCE along Tract No. 3 other lands of Edward B. Miller of which this was a part South Seven degrees thirty minutes West the distance of Six hundred eighty and ninety-six one-hundredths feet to a spoke a corner in the middle of the Line Lexington-Chalfont Road; THENCE along the middle of the same North Eighty-two degrees thirty minutes West the distance of One hundred fifty feet to the place of beginning.

CONTAINING Two and one hundred twenty-four one-thousandths acres more or less.

BEING, parcel number 26001059.

BEING, the same premises which John A. Schramm by Deed dated the 19th day of October, 1960 and recorded in the Office of the Recorder of Deeds of Bucks at Doylestown, Pennsylvania, in Deed Book 1569, page 9, granted to Thomas D. Davis and Mary K. Davis, his wife.

THIS TRANSFER IS TAX EXEMPT UNDER THE REALTY TRANSFER TAX PROVISIONS OF 61 Pa. CODE §91.193(B)(6)(i)(A) AS A TRANSFER BETWEEN HUSBAND AND WIFE.

Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof;

To have and to hold all and singular the above-mentioned and described premises, together with the appurtenances, unto the said Grantee, her heirs, successors and assigns forever.

And the said Grantors, for themselves, their heirs, executors, and administrators, do covenant, promise and agree, to and with the said Grantee, her heirs and assigns, by these presents, that she the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, against them, the said Grantors and their heirs, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them or any of them, shall and will, *Subject as Aforesaid*

WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals
the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF:

Laura L. Shale

*Thomas D. Davis by
Mary Kathleen Davis*

THOMAS D. DAVIS, by
MARY KATHLEEN DAVIS, his agent
under Power of Attorney dated May 11,
2006 DOA BK 5227
pg 11660

Laura L. Shale

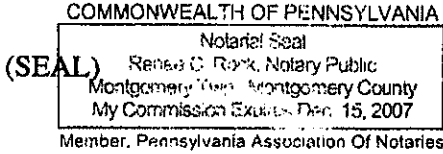
Mary Kathleen Davis
MARY KATHLEEN DAVIS

COPY

Commonwealth of Pennsylvania :
County of Montgomery :

On this, the 3rd day of October, A.D. 2006 before me, the undersigned Officer, personally appeared MARY KATHLEEN DAVIS, individually and as agent for THOMAS D. DAVIS, known to me (or satisfactorily proven) to be the individuals whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.



Renee C. Ross
Name of Officer
Notary Public
Title of Officer

用正証明.

THOMAS D. DAVIS, BY HIS AGENT,
MARY KATHLEEN DAVIS, DULY
CONSTITUTED AND APPOINTED BY POWER
OF ATTORNEY DATED MAY 11, 2006 AND
INTENDED TO BE FORTHWITH RECORDED

AND
MARY KATHLEEN DAVIS

MARY KATHLEEN DAVIS

Premises: 160 New Galena Road
Line Lexington, PA 18932

Prepared By:
Law Offices of Leonard L. Shober, P.C.
900 Town Center
New Britain, PA 18901
(215) 345-4301

NEW BRITAIN TOWNSHIP DOES NOT CONFIRM
THE ACCURACY OF THE METES AND BOUNDS
DESCRIBED HEREIN.

DEED REGISTRATION
NEW BRITAIN TOWNSHIP
SIGNATURE *Beth Duke*
DATE 10-10-06

The address of the above-named Grantee
is: 160 New Galena Road
Line Lexington, PA 18932
Leonard L. Shober
On behalf of the Grantee

This Indenture Made the 19th
day of October in the year of our Lord one thousand nine
hundred and sixty (1960) **Between** JOHN A. SCHRAM of New
Britain Township, Bucks County, Pennsylvania and ELIZABETH, his wife,

(hereinafter called the Grantors), of the one part, and
THOMAS D. DAVIS OF THE City of Philadelphia and MARY K., his wife,

(hereinafter called the Grantee s), of the other part:
Witnesseth, That the said Grantor s for and in consideration of the sum of _____
SIXTEEN THOUSAND NINE HUNDRED FIFTY (\$16,950.00) DOLLARS lawful
money of the United States of America, unto them _____ well and truly paid by the said
Grantee s at and before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, he ve _____ granted, bargained, sold, aliened, enfeoffed, released and
confirmed, and by these presents do _____ grant, bargain, sell, alien, enfeoff, release and
confirm unto the said Grantee s, their Heirs _____ and Assigns, as tenants by
the entireties.

ALL THAT CERTAIN message, garage and Tract of land along the
North side of the Line Lexington-Chalfont Road in New Britain Township, County
of Bucks and State of Pennsylvania bound and described according to a Survey
made August 9, 1950 by Stanley F. Noyer, Registered Engineer and Land Surveyor,
Souderton, Pennsylvania as follows, to wit: _____

BEGINNING at a spike a corner of Tracts No. 1 and No. 2 in the
middle of the Line Lexington-Chalfont Road (Thirty-three feet wide) said corner
being One hundred seventy-five feet Southeast of a spike a corner of lands of
now or late P. H. Acheson and Edward B. Miller; THENCE along Tract No. 1 other
lands of Edward B. Miller of which this was a part North Seven degrees thirty
minutes East the distance of Five hundred forty-six and forty-four one-hundredths
feet to an iron pin a corner in line of land of formerly Casper Kern; THENCE
along the same North Fifty-five degrees thirty-seven minutes East the distance of
Two hundred one and forty-eight one-hundredths feet to an iron pin a corner;
THENCE along Tract No. 3 other lands of Edward B. Miller of which this was a

D1569- 9

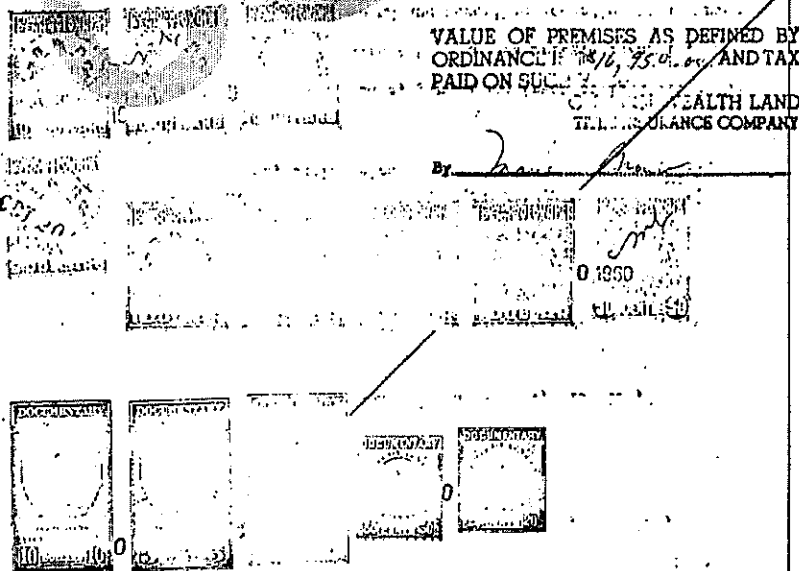
part South Seven degrees thirty minutes West the distance of Six hundred eighty and ninety-six one-hundredths feet to a spoke a corner in the middle of the Line Lexington-Chalfont Road; THENCE along the middle of the same North Eighty-two degree thirty minutes West the distance of One hundred fifty feet to the place of beginning.

CONTAINING Two and one hundred twenty-four one-thousandths acres more or less.

BEING the same identical premises which George Ernest Turner, also known as George E. Turner, and Julia, his wife, by Indenture bearing date the Fourth day of March A.D. 1955 and recorded in the Office for the Recording of Deeds in Bucks County in Deed Book 1220 page 501 &c., granted and conveyed unto John A. Schramm and Elizabeth, his wife, in fee, as tenants by the entirety.

VALUE OF PREMISES AS DEFINED BY
ORDINANCE OF 1946, 75.0% AND TAX
PAID ON SULLY
HEALTH LAND
INSURANCE COMPANY

By *John A. Schramm*



D1569- 10

Together with all and singular buildings _____ improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground above described with the buildings and improvements thereon erected _____ hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their Heirs _____ and Assigns, to and for the only proper use and behoof of the said Grantee, their Heirs _____ and Assigns forever, as tenants by the entireties.

And the said Grantors, for themselves, their _____ Heirs, Executors, and Administrators - DO _____ by these presents covenant, grant and agree, to and with the said Grantee; their Heirs _____ and Assigns, that they _____ the said Grantors and their _____

Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their Heirs _____ and Assigns, against them _____ the said Grantors and their _____

Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them _____ or any of them, Shall and Will _____

WARRANT and forever DEFEND. _____

In Witness Whereof the said parties _____ of the first part to these presents have _____ hereunto set their hands and seals. Dated the day and year first above written. _____

Signed, Sealed and Delivered }
of the first part of us }
William P. Carpenter }
_____ }
_____ }

John A. Schramm } SEAL
Elizabeth Schramm } SEAL
Elizabeth Schramm } SEAL

The State of _____ do hereby certify that all persons and instruments are duly recorded and unencumbered.

D1569- 11

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF Philadelphia } SS.

On this, the 18 day of October 1960, before me, a Notary Public in and for the Commonwealth of Pennsylvania, residing in the City of Philadelphia, the undersigned officer, personally appeared JOHN A. SCHRAMM and ELIZABETH, his wife, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.



John A. Schramm
Notary Public, Philadelphia, Pennsylvania Co.
My Commission Expires April 30, 1963
Title of Officer

P. 2984
Commonwealth of Pennsylvania Ins. Co.
Application No. C 34-324-E

RECORDED

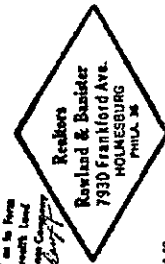
JOHN A. SCHRAMM, et ux

to

THOMAS D. DAVIS, et ux

PREMISES: Galena Road
New Britain Twp.
Bucks Co., Pa.

For & Estate of, H. R. 100 St., Philadelphia



12 14 60

BUCKS COUNTY S. S.
Recorded in the Office for Recording of Deeds, &c.
in and for Bucks County, in Deed Book 1569
Page 9 &c. Witness my hand and seal of Office
Doylestown, Pa. October 21st A. D. 1960

Walter Scheetz

Recorder

The residence of the within-named Grantee is
New Britain Twp. Pa.
21st - 18th St.
On behalf of said Grantee

001-2160 05224 15957 V --

D1569-12