



237 South Main Street, Coopersburg, PA 18036

Phone: (484)-863-9015 ♦ Fax: (484)-863-9057

Email: titleinfo@prideabstract.com

INFORMATION CERTIFICATE

OVERVIEW

File No. ACC-1151

1. This information certificate covers the time period from 05/01/1996 to 09/30/2020.
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:

Larry R. Hildebrand and Shirley A. Hildebrand, husband and wife, as tenants by the entirety
3. The land referred to in this information certificate is described in the Legal Description hereof.
For informational purposes only:

613 West Washington Street
Slatington, PA 18080
Borough of Slatington, County of Lehigh
Tax Parcel No. 555291899245 1
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-1151

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-1151

ALL THAT CERTAIN parcel of land known as TAX PARCEL NO. 555291899245 1 and being more fully described in the deed(s) referenced below:

BEING THE SAME premises which Merlin D. Kuehner and Suzanne M. Kuehner, husband and wife, by Deed dated 04/30/1996 and recorded 05/01/1996 in the Office of the Recorder of Deeds in and for the County of Lehigh in Deed Book Volume 1563, Page 784, granted and conveyed unto Larry R. Hildebrand and Shirley A. Hildebrand, husband and wife, as tenants by the entirety.

AND THE SAID Larry R. Hildebrand, has since departed this life on 12/13/1998, leaving title vested in Shirley A. Hildebrand, by right of survivorship.

DEED

BEV

THIS DEED, made the 30th day of April in the year Nineteen Hundred and Ninety-Six (1996).

BETWEEN Merlin D. Kuehner and Suzanne M. Kuehner, husband and wife, of Slatington, Lehigh County, and Commonwealth of Pennsylvania, hereinafter referred to as "Grantors", party of the first part,

PROPERTY TRANS. TAX PAID	
STATE	170.00
Slatington	170.00

1/2 PERCENT - AND - SCHOOL DISTRICT

Larry R. Hildebrand and Shirley A. Hildebrand, husband and wife, of Coopersburg, Lehigh County, and Commonwealth of Pennsylvania, hereinafter referred to as "Grantees", party of the second part, as Tenants by the Entireties,

REC'D
LEHIGH COUNTY
MAY 1 2 44 PM '96

ENTERED

WITNESSETH, that in consideration of Seventeen and 00/100 (\$17,000.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees,

ALL THAT CERTAIN tract or piece of ground situate on the South side of West Washington Street in the Borough of Slatington, County of Lehigh and Commonwealth of Pennsylvania, known as No. 613 (formerly 613-615) West Washington Street, bounded and described as follows, to wit:

BEGINNING at a point located along the Southerly curb line of West Washington Street, said point being distant 114.83 feet Southwest of the Easterly property line of Sixth Street; thence along the westerly property line of property of Arthur Begnninger, designated as premises 611 West Washington Street, South eleven (11) degrees fifteen (15) feet East, 150.00 feet to a point located along the property line of Locust Alley, South seventy-eight (78) degrees forty-five (45) feet West, 51.25 feet (incorrectly referred to as 15.25 on previous Deed) to a point, being the Southeast corner of property of Andrew Lawrence, designated as premises 616 West Washington Street; thence along the Easterly line of said property of Andrew Lawrence, North eleven (11) degrees fifteen (15) feet West, one hundred fifty (150) feet to a point located along the Southerly curb line of West Washington Street, North seventy-eight (78) degrees, forty-five (45) feet East, fifty-one and twenty-five one-hundredths (51.25) feet to a point, the place of BEGINNING.

STATE STMP 170.00
END TRNS 170.00
CASHIER 15283 131487H

CONTAINING: 7687.50 Square Feet. 05-01-96 : NO

BEING PARCEL NUMBER: B6SE3A-19-12.

BEING THE SAME PREMISES which Merlin D. Kuehner and Suzanne M. Kuehner, by Deed dated January 1, 1996 and recorded January 17, 1996 in the Office of the Recorder of Deeds in and for the County of Lehigh, Commonwealth of Pennsylvania in Deed Book Volume 1558, Page 300, granted and conveyed unto Merlin D. Kuehner and Suzanne M. Kuehner, Grantors herein.

MAIL 20.70 Abstract, Inc

V1563 P0784

DAC

AND the said Grantors do hereby WARRANT specially the property hereby conveyed,

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals the day and year first above written.

WITNESS:
[Signature] Merlin D. Kuehner (L.S.)
Merlin D. Kuehner
[Signature] Suzanne M. Kuehner (L.S.)
Suzanne M. Kuehner

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF Lehigh : SS

On this, the 3rd day of April, 1996, before me, the undersigned officer, personally appeared Merlin D. Kuehner and Suzanne M. Kuehner, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.



IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public

I HEREBY CERTIFY that the precise address of the Grantees herein is:

6490 Glen Road
Coopersburg, PA 18036
[Signature]

Notarial Seal
Philip Stanley Janny, Notary Public
Allentown, Lehigh County
My Commission Expires May 21, 1998
Member, Pennsylvania Association of Notaries

V1563 P0785

DIED 1999

4-30-86

Larry R. Hildebrand

R-C ✓

P-C ✓

to Date

Shirley A. Hildebrand

✓

✓

✓

✓

1563/284-T

MTG

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