



## OWNERSHIP & ENCUMBRANCE REPORT

**Product Type:** O&E Report  
**Client File Number:** PA004587  
**Loan Number:** PA004587  
**Property Address:** 613 N Centre Street, Pottsville, PA 17901  
**County:** Schuylkill  
**Parcel ID:** 68-13-148  
**Effective Date:** May 26, 2015  
**Ordered Owners:** Tbd Tbd  
**Current Vested Owner:** Harbour Portfolio VI, LP

### TRANSFER/CONVEYANCE INFORMATION:

Document Type: Special Warranty Deed  
Instrument No: 201100006468  
Book/Page: 2404/0360  
Grantor: Fannie Mae a/k/a Federal National Mortgage Association  
Grantee: Harbour Portfolio VI, LP

Execution Date: 04/07/2011  
Recorded Date: 05/24/2011

### MORTGAGE INFORMATION

**\*Please note that no liens/MTGs were found open during the scope of this title search, please cross reference property report with credit report and advise if there should have been any liens found, and we would be happy to look further into the matter. Thank you.**

### JUDGMENTS/ LIENS

None found of record.

### ADDITIONAL DOCUMENTS

None found of record.

### LEGAL DESCRIPTION

ALL THAT CERTAIN LOT AND IMPROVEMENT, ASSESSED AS UPI NO. 68-13-148, SITUATE AT 613 NORTH CENTRE STREET, IN THE CITY OF POTTSVILLE, COUNTY OF SCHUYLKILL, COMMONWEALTH OF PENNSYLVANIA, MORE FULLY DESCRIBED IN A DEED BY WHICH KENNETH R. FISHER AND MARY B. FISHER, HIS WIFE, GRANTED AND CONVEYED TO KENNETH R. FISHER, DATED AUGUST 5, 1996 AND RECORDED AUGUST 5, 1996, IN THE SCHUYLKILL COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK 1672 AT PAGE 191.

PARCEL ID: 68-13-148

DISCLAIMER: This report contains information obtained from public records, and being that our company is not the primary provider of such, our company cannot and will not, for the fee charged, be an insurer or guarantor of the accuracy or reliability of said information. Our company does not guarantee or warrant the accuracy, timeliness, completeness, currentness, merchantability or fitness for a particular purpose of services provided. Further, our company's sole liability is limited to the cost of this report only. Our company is not liable to user for any loss or injury arising out of or caused, in whole or in part, by our company's acts or omissions, whether negligent or otherwise, in procuring, compiling, collecting, interpreting, reporting, communicating, or delivering the services or information contained herein. THIS REPORT IS NOT AN ABSTRACT, OPINION OF TITLE, TITLE COMMITMENT NOR GUARANTEE, OR TITLE INSURANCE POLICY.

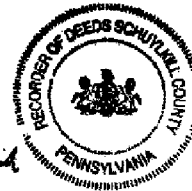
BK2404PG0360

Job #: D011-023582

Atapol, Inc.  
24 Woodville Ave.  
Pittsburgh PA 15220  
7-201

I hereby CERTIFY  
that this document is  
recorded in the office  
of the Recorder of  
Deeds in and for the  
County of Schuylkill  
and Commonwealth of  
Pennsylvania

*A. Matthew Dudish*  
A. Matthew Dudish  
Recorder of Deeds



CPN #: 68-13-148

SPECIAL WARRANTY DEED - CORPORATION

This Indenture made this 4/7/11

Between FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a corporation organized and existing under and by virtue of the laws of The United States, hereinafter called the Grantor(s), of the one part and

HARBOUR PORTFOLIO VI, LP hereinafter called the Grantee(s), of the other part.

Witnesseth, That the said Grantor(s) for and in consideration of the sum of FOURTEEN THOUSAND ONE HUNDRED FIFTY SIX AND 00/100 (\$14,156.00) DOLLARS, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee(s), their heirs and assigns

SEE ATTACHED EXHIBIT "A"

The Grantor SHALL AND WILL WARRANTY and forever defend the hereinabove described premises, with the hereditaments and appurtenances, unto the said Grantee, HARBOUR PORTFOLIO VI, LP and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under it, them, or any of them.

THE GRANTORS CERTIFY, PURSUANT TO ACT 97 OF 1980, ENACTED JULY 7, 1980, SECTION 405 ET SEQ., THAT NO HAZARDOUS WASTE IS PRESENTLY BEING DEPOSITED BY THEM ON OR IN THE LAND CONVEYED BY THIS DEED, NOR HAS ANY HAZARDOUS WASTE EVER BEEN DEPOSITED TO THEIR KNOWLEDGE ON OR IN THE LAND CONVEYED BY THIS DEED. THIS PARAGRAPH IS BEING INSERTED IN THIS DEED PURSUANT TO SECTION 405 OF SAID ACT 97 OF 1980.

NOTICE - THIS DOCUMENT MAY/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

CERTIFICATION OF PUBLIC NUMBERS ONLY

DOES NOT CERTIFY COMMENTS  
OF THIS DOCUMENT

SCHUYLKILL COUNTY ASSESSMENT BUREAU

BK2404PG0361

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes.

Thus, Grantor is exempt from any and all transfer taxes.


See, 12 U.S.C. 1723a (c)(2).

WITNESS the hand and seal(s) of the said Grantor.

Dated 4/21/11.

GRANTOR

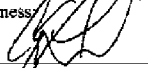
FANNIE MAE A/K/A FEDERAL NATIONAL  
MORTGAGE ASSOCIATION

BY:   
LOREEN J. KUNTZ, AUTHORIZED  
REPRESENTATIVE OF NATIONAL REAL  
ESTATE INFORMATION SERVICES, LP AS  
POWER OF ATTORNEY RECORDED ON  
08/26/2010 IN BOOK 617 AND PAGE 561  
RECORDED IN ALLEGHANY COUNTY,  
COMMONWEALTH OF PENNSYLVANIA

THE FOLLOWING NOTICE IS INSERTED IN THIS DEED PURSUANT TO THE PROVISIONS OF SECTION 14 OF "THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966" AND THE INCLUSION OF THIS NOTICE IN THIS DEED AND THE SIGNING HEREOF BY THE GRANTEE SHALL NOT BE DEEMED OR CONSTRUED OR INTERPRETED AS AN ADMISSION THAT THERE ARE OUTSTANDING ECONOMIC INTERESTS IN THE COAL IN THE ABOVE DESCRIBED LAND AT THIS TIME.

NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, IS/ARE FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1989, OCT. 10, P.L. 874, NO. 156 § 1.

Witness:



HARBOUR PORTFOLIO VI, LP

BY: 

BK 2404 PG 0362

Commonwealth of Pennsylvania  
County of Allegheny

On this 7th day of April, 2011, before me, the undersigned officer, personally appeared LOREEN J. KUNTZ who acknowledged himself/herself to be LOREEN J. KUNTZ, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHANY COUNTY, COMMONWEALTH OF PENNSYLVANIA of said Grantor Corporation, and that, as such LOREEN J. KUNTZ, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHANY COUNTY, COMMONWEALTH OF PENNSYLVANIA, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation.

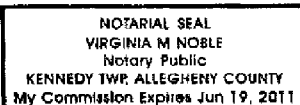
IN WITNESS WHEREOF, I have hereunto set my official seal.

[Seal]

Virginia M. Noble  
(Signature)

Notary Public  
(Title)

My commission expires 6/19/11 (date)



I do hereby certify that the Tax Bill Address of the within named Grantee(s) is:

HARBOUR PORTFOLIO VI, LP

Name/Mortgage Company

In Care Of (if required)

8214 WESTCHESTER, SUITE 635

Address

DALLAS, TX 75225

City, State and Zip Code

I do hereby certify that the Owner Mailing Address of the within named Grantee(s) is:

In Care Of (if required)

8214 WESTCHESTER, SUITE 635

Address

DALLAS, TX 75225

City, State and Zip Code

[Signature], on behalf of the Grantee(s).

Our File No. ANA201109499

BK2404PG0363

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT AND IMPROVEMENT, ASSESSED AS UPI NO. 68-13-148, SITUATE AT 613 NORTH CENTRE STREET, IN THE CITY OF POTTSVILLE, COUNTY OF SCHUYLKILL, COMMONWEALTH OF PENNSYLVANIA, MORE FULLY DESCRIBED IN A DEED BY WHICH KENNETH R. FISHER AND MARY B. FISHER, HIS WIFE, GRANTED AND CONVEYED TO KENNETH R. FISHER, DATED AUGUST 5, 1996 AND RECORDED AUGUST 5, 1996, IN THE SCHUYLKILL COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK 1672 AT PAGE 191.

TAX MAP OR PARCEL ID NO.: 68-13-148

PROPERTY COMMONLY KNOWN AS: 613 NORTH CENTRE STREET, POTTSVILLE, PA 17901

201100006468  
Filed for Record in  
SCHUYLKILL COUNTY, PA  
A MATTHEW DUDISH, RECORDER OF DEEDS  
05-24-2011 At 10:33 am.  
CITY DEED 342.37  
OR Bk 2404 Page 360 - 364

201100006468  
ATAPOL  
PITTSBURGH, PA 15220

201100006468  
Exempt Status - N  
State Tax \$ 141.56  
Local Tax \$ 141.54  
\$ 70.78 POTTSVILLE CITY BOROUGH  
\$ 70.78 POTTSVILLE AREA SCHOOL DISTRICT

REGISTERED	<u>5/24/2011</u>
In City Engineer's Office	
052795	
Pottsville Engineering Dept.	
Per	<u>Mike Wilson</u>

2011-003582

REV-183 EX (04-10)



**pennsylvania**  
DEPARTMENT OF REVENUE  
Bureau of Individual Taxes  
PO BOX 28603  
Harrisburg, PA 17128-0603

BK2404PG0364

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid \$141.56  
Book Number 2404  
Page Number 360  
Date Recorded 5-24-11

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name: Joan Michel Telephone Number: (800) 753-3338  
Mailing Address: 100 Beecham Dr City: Pittsburgh State: PA ZIP Code: 15205

**B. TRANSFER DATA**

Grantor(s)/Lessor(s): Fannie Mae AKA Federal National Mortgage Association  
Mailing Address: PO BOX 650043  
City: Dallas State: TX ZIP Code: 75265

**C. Date of Acceptance of Document**

Grantee(s)/Lessee(s): Harbour Portfolio VI, LP  
Mailing Address: 8214 Westchester, Suite 635  
City: Dallas State: TX ZIP Code: 75225

**D. REAL ESTATE LOCATION**

Street Address: 613 NORTH CENTRE STREET City, Township, Borough: POTTSVILLE  
County: SCHUYLKILL School District: POTTSVILLE Tax Parcel Number: 68-13-148

**E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N**

1. Actual Cash Consideration <u>14,156.00</u>	2. Other Consideration <u>+0.00</u>	3. Total Consideration <u>= 14,156.00</u>
4. County Assessed Value <u>27,975.00</u>	5. Common Level Ratio Factor <u>x 2.40</u>	6. Fair Market Value <u>= <del>67,140</del> 67,140.00</u>

**F. EXEMPTION DATA**

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest In Real Estate <u>100%</u>	1c. Percentage of Grantor's Interest Conveyed <u>100%</u>
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**Check Appropriate Box Below for Exemption Claimed.**

- ☐ Will or Intestate succession. (Name of Decedent) \_\_\_\_\_ (Estate File Number) \_\_\_\_\_
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) Bonafide Sale

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Joan Michel agent

Date

04/08/11

**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.**