



Property and Ownership Information

Name	Venango Property Management, LLC, a Pennsylvania Limited Liability Company	Completed Date	06/30/2016
		Index Date	06/16/2016
Property Address	2 1/2 Harriott Avenue, Oil City, PA 16301	Report Type	Current Owner Search
APN# / Parcel # / PIN#	16-038-033-000	County	Venango
Short Legal Description		Full Legal Description	See attached Deed
Searcher's Notes:	NO CONTRACT ON RECORD.		

Vesting Information

Grantee(s)/Deed Owner	Venango Property Management, LLC, a Pennsylvania Limited Liability Company	Deed Date	09/21/2012
Grantor / Prior Owner	Brian S. Weckerly and Diane Weckerly, husband and wife	Recorded Date	09/26/2012
Instrument#		Book#	680
Consideration (\$)	8,000	Page#	457
Sale Price(\$)		Deed Type	Deed
Notes			

Open Mortgages Information

No open mortgages found.

Active Judgments and Liens

No active judgments or liens found.

Property Tax Status

Tax Year	Jurisdiction	Installment	Property Tax Status	Date (Due Paid)	Amount(\$)
2015	Combined	Annual	Paid	04/30/2015	940

No prior years delinquent taxes found.

Treasurer's Phone Number: (814) 432-9559

Property Tax Assessed Value

Tax Year	Land Value(\$)	Improvements(\$)	Total Assessed(\$)
2016			27,230

Additional Information	
Annual Tax Amount(\$):	940
HOA Name:	

This title search report was performed in accordance with generally accepted standards. This report may not contain information affecting above real estate property that can not be indexed due to different spelling of owner's name or incorrectly recorded parcel number or recorder clerk error. The Report covers only liens of record found during the period of the search. ProTitleUSA is not responsible for any chain of title defects and chain of title breaks and only reports what's recorded in the public records.

PROPERTY INFORMATION

State: PENNSYLVANIA County: VENANGO Municipality: OIL CITY
Parcel Number: 16-038-033-000

Property Information:

Street Address: 2 HARRIOTT AVE
Owner Name: VENANGO PROPERTY MANAGEMENT LL
Additional Owner: !C
Mailing Address: 308 3RD ST, OIL CITY, PA 16301-3002
Parcel Number: 16-038-033-000

Assessment Data:	Calculated	Assessed
Land Value:	\$1,220	\$1,220
Improvement:	\$26,010	\$26,010
Total Value:	\$27,230	\$27,230

Tax Year: 2016
Taxes: \$940 Estimated

*Property Use:

Land Use: 163
County Use1: 101

Current Sale Information:

Sale Price: \$27,000
Sale Date: 06/28/2005
Book & Page: 361 / 176

Lot/Land Information:

Front Footage: 43	Depth Footage: 51	
Acres: .0503	Land Square Footage:	2,193

Property data is believed to be accurate and is provided for informational purposes only.

THIS INDENTURE

Made the 21st day of September, 2012

BETWEEN **Brian S. Weckerly and Diane Weckerly**, husband and wife, of Venango County, Pennsylvania, (hereinafter whether one or more "grantor"), party of the first part;

AND

Venango Property Management, LLC, a Pennsylvania Limited Liability Company, organized and existing under the laws of the Commonwealth of Pennsylvania with an office and place of business at 308 West Third Street, Oil City, of Venango County, Pennsylvania, (hereinafter whether one or more "grantee"), party of the second part;

WITNESSETH, that the said party of the first part for and in consideration of the sum of **Eight Thousand and No/100 (\$8,000.00) Dollars** lawful money of the United States, to them now paid by the party of the second part, do grant, bargain, sell, and convey unto the said party of the second part, their successors, heirs and assigns,

ALL that certain piece or parcel of land situate in the **First Ward of the City of Oil City**, Venango County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northerly line of Harriott Avenue, which point is distant 47 feet easterly from the intersection of the northerly line of Harriott Avenue with the easterly line of Grove Avenue (which point is also the southeasterly corner of lands conveyed by Herman Manheim to Marvin H. Allison et ux., by deed dated August 29, 1946 and recorded in the Recorder's Office of Venango County, Pennsylvania in Deed Book 517 at page 249); thence northerly along the line of lands so conveyed to Allison and lands now or formerly of George Wurster, 50.50 feet to a point in the line of lands now or formerly of Wurster; thence easterly on a line parallel with Harriott Avenue and along the southerly line of lands now or formerly of George Wurster 42.65 feet to a point; thence in a southerly direction and at right angles to Harriott Avenue 50.50 feet to a stake in the northerly line of said Harriott Avenue; thence westerly along the said line of Harriott Avenue, 42.65 feet to the place of beginning.

BEING a portion of Lot No. 76 as marked and numbered on the plan of lots of the Graff, Hasson &

Company Tract or Lot No. 773, City No. also **BEING** Venango County Tax Assessment Map No. 16-038-033.

BEING, AND INTENDED TO BE, the same premises conveyed by Venango County Tax Claim Bureau, as Trustee, Grantor, under the provisions of the Act of July 7, 1947, P.L. 1368 and amendments thereto, to Brian and Diane Weckerly by Tax Claim Bureau Deed dated August 8, 2011 and recorded August 9, 2011 in the Recorder's Office of Venango County, Pennsylvania in Record Book 627 at page 854.

This property is under and subject to all exceptions, reservations, and conditions contained in prior deeds of record and to all municipal liens and zoning ordinances.

THE UNDERSIGNED CERTIFY THAT NO HAZARDOUS WASTE OR SUBSTANCE as defined by the Solid Waste Management Act (35 P.S. 6018.101 et seq) and/or the Hazardous Sites Cleanup Act (35 P.S. 6020.101 et seq) is presently being disposed, nor has any such waste or substance ever been disposed of by the Grantors, or by any other person or entity to the Grantors' actual knowledge, upon the premises hereby conveyed.

TOGETHER with the appurtenances: **TO HAVE AND TO HOLD** the same unto and for the use of the said party of the second part, their successors, heirs and assigns forever.

And the said parties of the first part, for themselves and their respective heirs, executors, and administrators covenant with the said party of the second part, their successors, heirs and assigns, against all lawful claimants the same and every part thereof to Warrant and Defend Specially.

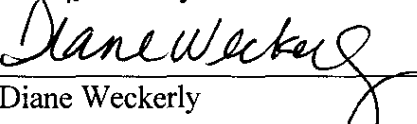
NOTICE

This document may not (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 (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 or 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.)

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IN WITNESS WHEREOF, the said party of the first part hereunto sets their hands and seals the day and year first above written.

 (SEAL)
 Brian Weckerly

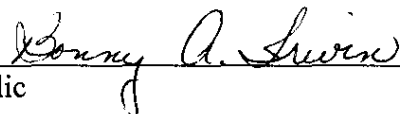
 (SEAL)
 Diane Weckerly

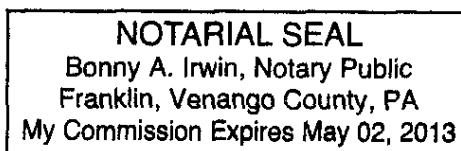
STATE OF PENNSYLVANIA

COUNTY OF VENANGO

On this the 21st day of September, 2012 before me, the undersigned officer, personally appeared **Brian Weckerly and Diane Weckerly**, husband and wife, 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 purposes therein contained.

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


 Notary Public



CERTIFICATE OF RESIDENCE

I, the undersigned, do certify that the residence of the party of the second part is: 308 West 3rd Street, Oil City, PA 16301



COUNTY OF VENANGO

Susan R. Hannon
 Recorder – Register – Clerk of Orphans' Court
 1168 Liberty Street
 P.O. Box 831
 Franklin, PA 16323

RECEIPT FOR PAYMENT

Instrument Number: 2012-006136

Receipt Date: 9/26/2012

Instrument Type: DEED

Receipt Time: 15:03:32

Receipt No.: 185754

Receipt Distribution

Fee/Tax Description	Payment Amount
DEED	15.00
DEED - WRIT	.50
DEED - RTT STATE	80.00
OIL CITY S D	40.00
CITY OF OIL CITY	40.00
DEED - A/H	12.50
J.C.S. / A.T.J.	23.50
CO IMPROVEMENT FND	2.00
REC. IMPRVMT FUND	3.00

Paid By Remarks: ROSEN VARSEK & ROSEN
 VENANGO PROPERTY MANAGEMENT

Check# 6297	\$56.50
Check# 6293	\$80.00
Check# 6294	\$80.00

Total Received..... \$216.50

I hereby CERTIFY that this document is
 Recorded in the Recorder of Deeds Office
 of Venango County, Pennsylvania



Susan R. Hannon
 Susan R. Hannon
 Recorder of Deeds

**** DO NOT DETACH ****

NOTE ** This page is now part of this legal document. ** NOTE

NOTE ** Some information subject to change during the verification process and may not be reflected on this page. ** NOTE