

To: Ohio PUC
From: Kate Brandus, Sol Systems
Subject: Change of Ownership – Dixon, Paul + Moyer, Dean
Date: 6/27/2017

Case #: 10-0069-EL-REN
Certification #: 10-SPV-PA-GATS-0102
GATS NON#: NON41171
Effective Date: 9/28/16

There has been a change of ownership for the above-referenced facility. Please see below for the new owner's name and contact information.

Name: Dean Moyer
Email: clovermoyer@comcast.net
Telephone: 215-872-6362
Address: 1015 Forrest Rd. Sellersville, PA 18960
New System Name: Moyer-5.4-Residence

Please update your records to reflect the change. We will also submit a system change request to GATS. If you need any additional information, please feel free to contact me at the number below.

Thank you,
Kate Brandus
202-588-6365

LV ABSTRACT, L.P.
SETTLEMENT STATEMENT RELEASE
SELLER AND BUYER

Date: September 28, 2016

Re: 1015 Forrest Road, Sellersville, PA 18960

We, the undersigned, hereby authorize the release of the Settlement Statement/Disclosure to the following parties:

Homeowners / Condominium Association

Listing and Selling Real Estate Brokers

Mortgage Brokers / Companies / Investors

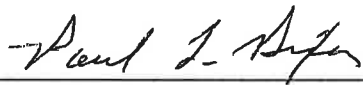
Lenders

Attorneys

Other Title Agencies

Buyers

Sellers



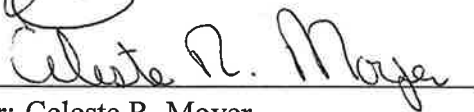
Seller: Paul L. Dixon



Seller: Vicki L. Dixon



Buyer: Dean M. Moyer



Buyer: Celeste R. Moyer

LV ABSTRACT, L.P.

Title Agents for Commonwealth Land Title Insurance Company

PRIVACY POLICY

We collect nonpublic personal information about you from the following sources:

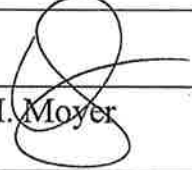

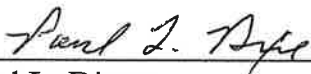
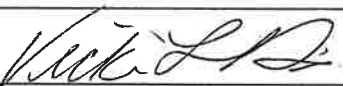
- Information we receive from you, such as your name, address, telephone number, or social security number;
- Information about your transactions with us, our affiliates, or others. We receive this information from your lender, attorney, real estate broker, etc; and
- Information from public records.

We do not disclose any nonpublic personal information about our customers or former customers to anyone, except as permitted by law.

We restrict access to nonpublic personal information about you to those employees who need to know that information to provide the products or services requested by you or your lender.

We maintain physical, electronic, and procedural safeguards that comply with appropriate federal and state regulations.

I acknowledge receipt of this Notice.

| | |
|---|----------------------------|
|  Dean M. Moyer Buyer | <u>9-28-16</u> Date |
|  Celeste R. Moyer Buyer | <u>9-28-16</u> Date |
|  Paul L. Dixon Seller | <u>9-28-16</u> Date |
|  Vicki L. Dixon Seller | <u>28 Sep 2016</u> Date |

HOLD HARMLESS "GAP" INDEMNITY

TITLE COMMITMENT NO.: 16-LV1003C
PREMISES: 1015 Forrest Road, Sellersville, PA 18960
TOWNSHIP:
COUNTY OF: Bucks

WHEREAS LV Abstract, L.P. the "Company" has been requested to issue the owner/mortgagee policy or policies in the amount(s) set forth in the commitment referenced above in favor of the proposed insured shown therein; and

WHEREAS the last effective date of the title commitment (the last date upon which the search of title is effective) is 9-16-2016; and

WHEREAS the Company is unwilling to issue said policy or policies unless exception is made for any defect, lien or encumbrances affecting title to the captioned premises which arises or attach between the last effective date of the title commitment and the date and time closing document(s) are recorded. (hereinafter referred to as "Objections to Title");

In connection with the closing of the subject loan and/or sale of the above referenced property, it is hereby agreed and understood between the said parties that if any errors have been made in the preparation of the settlement statement, note, deed of trust, or any other documents relative to this closing, whether typographical, in mathematical computation, or by reason of omission, said errors will be corrected and adjusted by the Buyer and/or Seller (whichever is applicable) as soon as said error or errors are discovered and disclosed to said parties by LV Abstract, L.P. on this transaction.

In the event either Seller or Buyer shall fail or refuse to immediately adjust and correct such error or omission (and to make any payment or refund necessitated by such adjustment and correction) upon written demand by LV Abstract, L.P. and if, as a result thereof LV Abstract, L.P. shall be required to retain the services of an attorney so as to compel adjustment and correction (and any necessary payment or refund) then the party who or which fails to make the adjustment and correction (and any necessary payment or refund) upon demand as aforesaid shall reimburse LV Abstract, L.P. for its reasonable attorney's fees, court costs and investigative expenses thereby incurred.

NOW, THEREFORE, it is agreed that in consideration of the LV Abstract, L.P. issuing its policy or policies of title insurance without making exception therein for Objections to Title, the undersigned agrees to promptly defend, remove, bond or otherwise dispose of any Objections to Title and to hold harmless and indemnify the LV Abstract, L.P. against all expenses, costs and reasonable attorney fees which may arise out of its failure to so remove, bond or otherwise dispose of Objections to Title.

Initials: Indemnitor Seller(s): AP/VLD Indemnitor Buyer(s) Borrower(s): DM CRM

Paul L. Dixon PO BOX 616 DOYLESTOWN PA 18901 267 897 6752
Indemnitor (Seller) Paul L. Dixon Full Forwarding Address Phone Number

Vicki L. Dixon 31 Ridge Run Road Sellersville PA 18960 215 431 7437
Indemnitor (Seller) Vicki L. Dixon Full Forwarding Address Phone Number

Dean M. Moyer PO BOX 593 SILVERDALE PA 215-872-6362
Indemnitor (Borrower) Dean M. Moyer Full Forwarding Address Phone Number

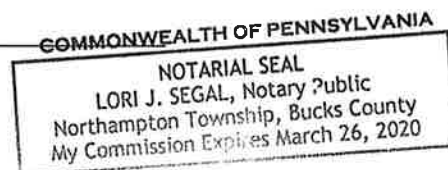
Celeste R. Moyer P.O. Box 593 Silverdale PA 215-453-7905
Indemnitor (Borrower) Celeste R. Moyer Full Forwarding Address 18962 Phone Number

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUCKS

On September 28, 2016, before me, a Notary Public, personally appeared Paul L. Dixon and Vicki L. Dixon known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Lori J. Segal
Notary Public
My Commission Expires

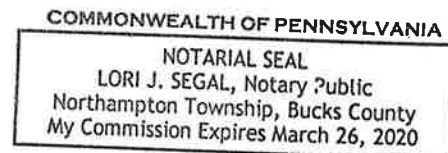


COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUCKS

On September 28, 2016, before me, a Notary Public, personally appeared Dean M. Moyer and Celeste R. Moyer known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Lori J. Segal
Notary Public
My Commission Expires



PRESENCE OF NOTARY PUBLIC

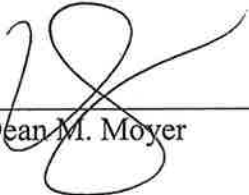
INTENDING TO BE LEGALLY BOUND, the undersigned Borrower(s)

Acknowledge they executed a Mortgage in the PRESENCE OF A NOTARY PUBLIC.

Lori J. Segal
Name of Notary Public

Date: 9/28/16

Time: 4:00 pm



Borrower-Dean M. Moyer (SEAL)



Borrower-Celeste R. Moyer (SEAL)

COMMONWEALTH LAND TITLE INSURANCE COMPANY

COMMONWEALTH OF PENNSYLVANIA CASE No.: 16-LV1003C
COUNTY OF BUCKS

TOWNSHIP OF West Rockhill Township

PREMISES: 1015 Forrest Road, Sellersville, PA 18960

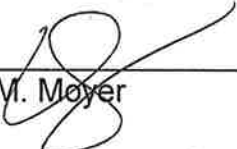
On September 28, 2016, before me, the undersigned officer, personally appeared the undersigned, who being duly sworn according to law and intending to be legally bound, deposes and says:

1. That deponents have not borrowed any money since the date of signing of the Agreement of Sale under which this transaction is being completed, or borrowed any money at any time for the purchase of this property, excepting the mortgage being created in this settlement.
2. That deponents are of legal age and under no legal disability that would void any act on their part.
3. That deponents, if married persons, who is mortgaging without the joinder of his/her spouse, knows of no divorce proceedings pending within the Commonwealth of Pennsylvania.
4. That deponents are not delinquent in support payments.
5. That any newly erected building(s) on the premises to be insured is/are completed.
6. That deponent(s) have not entered into any unrecorded leases or agreements affecting premises.

That it is the intention of the deponent(s) to take title as follows:

- XX **Tenants by the Entireties (Husband and Wife – In case of death, spouse's share will go to the remaining spouse)**
- () **Tenants with Right of Survivorship and not as Tenants in Common (In case of death, deceased Owner's share will go to the other owner(s))**
- () **Tenants in Common (In case of death, individual Owner's share is bequeathed through Will to whomever they choose)**

This affidavit is made for the purpose of inducing **LV Abstract, L.P.** to hold settlement on the above premises, and to issue a **Commonwealth Land Title Insurance Company** policy, insuring the title thereto and deponents aver the foregoing statements are true and correct to the best of their knowledge and belief.



Dean M. Moyer



Celeste R. Moyer

SWORN TO AND SUBSCRIBED before me,
the day and year aforesaid.

Notary Public

This foregoing document was electronically filed with the Public Utilities

Commission of Ohio Docketing Information System on

6/27/2017 2:57:15 PM

in

Case No(s). 10-0069-EL-REN

Summary: Amended Application Change of Ownership: 10-0069-EL-REN electronically filed
by Mr. Avery Sellers on behalf of Dean Moyer