

To: Ohio PUC
From: Kate Brandus, Sol Systems
Subject: Change of Ownership – Healey + Stanton
Date: 4/15/2018

Case #: 11-4193-EL-REN
Certification #: 11-SPV-PA-GATS-2240
GATS NON#: NON48292
Effective Date: 6/30/2017

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: Joseph and Jennifer Stanton
Email: jstanton@wlgore.com
Telephone: 303-396-7759
Address: 326 Winchester Lane West Grove, PA 19390
New System Name: Stanton-PA-PV-7.77kW 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



421 B McFarlan Rd | Kennett Square, PA 19348
Phone: 610.924.2774 | Fax: 610.924.7242
sabrina@cardinalsettlements.com

October 24, 2017

Joseph P Stanton, III
Jennifer L Stanton
4245 County View Way
Castle Rock, CO 80104

Re: Property: **326 Winchester Lane, West Grove, PA 19390**
Policy #: **EHP-08954435**
Our File #: **PA-17-0202**

Dear Mr. Stanton, III and Ms. Stanton:

Enclosed are the documents marked below:

- ☐ Owner's Title Insurance Policy
- ☒ Original Deed

We recommend you keep this document in a safe place, as with your other permanent records.

Please feel free to contact us with any questions you may have or if we can be of any further assistance to you.

Sincerely,

CARDINAL SETTLEMENTS, LLC

Sabrina Buckner

Enclosure



Prepared by and Return to:
Brown, Kerdock & Lynch, P.C.

312 Exton Commons
Exton, PA 19341

(215) 536-2550

Client File No.: FRS-785848

Record & Return to:

Cardinal Settlements

421B McFarlan Road

Kennett Square, PA 19348

(610) 924-2774

File No.: PA-17-020

Property Address: 326 Winchester Lane
West Grove, PA 19390

✓ Parcel ID: 58-3-440
Consideration: \$395,000.00
State Tax: \$3,950.00
Municipal Tax: \$3,950.00

Special Warranty Deed

This Indenture, made the 9th day of June, 2017.

Between

NATIONAL RESIDENTIAL NOMINEE SERVICES, INC., A DELAWARE CORPORATION

(hereinafter called the Grantor/s), of the one part, and

JOSEPH P. STANTON and JENNIFER L. STANTON, husband and wife

(hereinafter called the Grantee/s), of the other part,

Witnesseth, that the said Grantor/s for and in consideration of the sum of **Three Hundred Ninety-Five Thousand and 00/100 Dollars (\$395,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee(s) paid to Grantor(s) the receipt of which is hereby acknowledged, has(have) granted, bargained and sold, released and confirmed, and by these presents does(do) grant, bargain and sell, release and confirm unto Grantee(s), his(her)(their) heirs and assigns.

See Exhibit "A" Attached

Together with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises 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 Grantor(s), as well at law as in equity, of, in, and to the same.

This Deed is being delivered to the Grantee(s) on 6/30 2017, and is Effective as to Grantee(s) as of this date, not the date of its execution or acknowledgment.

Prepared by and Return to:

Brown, Kerdock & Lynch, P.C.

312 Exton Commons

Exton, PA 19341

(215) 536-2550

Client File No.: FRS-785848

Record & Return to:

Cardinal Settlements

421B McFarlan Road

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(hereinafter called the Grantee/s), of the other part,

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See Exhibit "A" Attached

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This Deed is being delivered to the Grantee(s) on 6/30 / 2017, and is Effective as to Grantee(s) as of this date, not the date of its execution or acknowledgment.

To have and to hold the lot or piece of ground described above with the messuage or tenement thereon erected hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto Grantee(s), their heirs and assigns, to and for the only proper use and behoof of Grantee(s), their heirs and assigns forever.

AND Grantor(s), his(her)(their) heirs, executors and administrators do covenant, promise and agree, to and with Grantee(s), his(her)(their) heirs and assigns, by these presents, that Grantor(s), and his(her)(their) heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, to Grantee(s), his(her)(their) heirs and assigns, against him(her)(them), the Grantor(s) and his(her)(their) heirs, and against all and every 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.

This Deed is made under and by virtue of a Resolution of the Board of Directors of the Grantor.

In Witness Whereof, the Grantor has caused these presents to be signed by its President or a Vice President, and its corporate seal to be hereunto affixed, the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

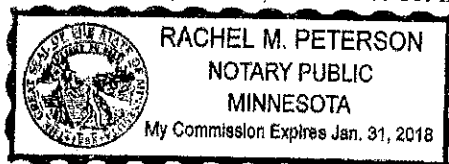
NATIONAL RESIDENTIAL NOMINEE SERVICES, INC.

By: *Lorane Slane* (SEAL)

STATE OF Minnesota }
COUNTY OF Hennepin } ss

On this the 9th day of June 2017, before me, a Notary Public, the undersigned Officer, personally appeared *Lorane Slane* who acknowledged himself/herself to be the *Vice Pres.* of NATIONAL RESIDENTIAL NOMINEE SERVICES, INC. and by virtue and in pursuance of the authority therein conferred upon him/her, acknowledged the said INDENTURE to be the act and deed of the said Corporation, to the intent that the same may be duly recorded.

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



R. M. Peterson
Notary Public
My Commission Expires: 11/31/18

The address of the within named Grantee is
326 Winchester Lane, West Grove, PA 19390

Delvin Ford

Exhibit "A"

ALL THAT CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE IN THE PENN TOWNSHIP, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN RECORDED IN PLAN FILE #16700, INSTRUMENT #10286187 IN THE LAND RECORDS OF CHESTER COUNTY, PENNSYLVANIA, BEING KNOWN AS LOT #69, THE ESTATES AT LONDON BROOK, AND MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF WINCHESTER LANE, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 68, ADJOINING WINCHESTER LANE, ON THE PLAN OF THE ESTATES AT LONDON BROOK, AS SHOWN ON THE PLAN FILE #16700, INSTRUMENT #10286187, IN THE LAND RECORDS OF CHESTER COUNTY, PENNSYLVANIA, THENCE RUNNING N. 16 DEGREES 38' 55" E. 150.00 FEET TO A POINT, THENCE S. 73 DEGREES 21' 05" E. 100.00 FEET TO A POINT THENCE S. 16 DEGREES 38' 55" W. 150.00 FEET TO A POINT THENCE N. 73 DEGREES 21' 05" W. 100.00 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING LOT NO. 69.

BEING Parcel No. 58-3-440

BEING the same premises which NVR, Inc. a Virginia Corporation trading as Ryan Homes, by deed dated June 24, 2005, and recorded July 18, 2005, in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania, in Book 6552, Page 630, granted and conveyed unto Sean M. Healey and Kelly Ann Healey, husband and wife, in fee.

AND BEING the same premises which Sean M. Healey and Kelly Ann Healey, husband and wife, by Deed dated May 12, 2017; however said Deed is being delivered to the Grantee(s) on 5/30/2017, and is Effective as to Grantee(s) as of this date, not the date of its execution or acknowledgment, and said Deed is about to be simultaneously recorded here with in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania, granted and conveyed unto National Residential Nominee Services, Inc., a Delaware Corporation, in fee.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

HOMEOWNER'S POLICY OF TITLE INSURANCE FOR A ONE-TO-FOUR FAMILY RESIDENCE SCHEDULE A

Policy No. **EHP-08954435**

File No. **PA-17-0202**

Policy Amount: **\$395,000.00**

Premium: **\$829.25**

Policy Date: **July 6, 2017**

Deductible Amounts and Maximum Dollar Limits of Liability For Covered Risk 16, 18, 19, and 21:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

Street Address of the Land: **326 Winchester Lane, West Grove, PA 19390**

1. Name of Insured:

Joseph P Stanton, III and Jennifer L Stanton by virtue of a deed from National Residential Nominee Services Inc., FBO FRA Real Estate Assistance, Inc., dated June 9, 2017, and recorded July 6, 2017, in the Office of the Recorder of Deeds for the City of West Grove, County of Chester, in Book 9573, at Page 85, as Instrument No. 11552978.

2. Your interest in the Land covered by this Policy is:

Fee Simple

3. The Land referred to in this Policy is described as:

SEE CONTINUATION OF SCHEDULE A FOR LEGAL DESCRIPTION

Countersigned:

Cardinal Settlements, LLC

By: *Andrew Buckner*
Authorized Officer or Licensed Agent



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Policy No. EHP-08954435
File No. PA-17-0202

SCHEDULE A (continued)

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon, situate in the Penn Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision plan recorded in Plan file #16700, Instrument #10286187 in the lands records of Chester County, Pennsylvania, being known as Lot #69, The Estates at London Brook, and more particularly described as follows:

BEGINNING at a point on the Northerly side of Winchester Lane, said point also being the southeasterly corner of Lot 68, adjoining Winchester Lane, on the Plan of The Estates at London Brook, as shown on the Plan File #16700, Instrument #10286187, in the Land records of Chester County, Pennsylvania, thence running North 16 degrees 38 minutes 55 seconds East 150.00 feet to a Point, thence S. 73 degrees 21 minutes 05 seconds East 100.00 feet to a point thence South 16 degrees 38 minutes 55 seconds West 150.00 feet to a point thence North 73 degrees 21 minutes 05 seconds West 100.00 feet to the point and place of beginning.

BEING Lot No. 69

BEING the same premises that NVR, Inc., a Virginia Corporation trading as Ryan Homes, by deed dated 6/24/2005 and recorded 7/18/2005 in the Office of the Recorder of Deeds of Chester County, PA, in Deed Book 6552 Page 1630, granted and conveyed unto Sean M. Healey and Kelly Ann Healey, husband and wife, in fee.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Policy No. EHP-08954435
File No. PA-17-0202

HOMEOWNER'S POLICY OF TITLE INSURANCE FOR A ONE-TO-FOUR FAMILY RESIDENCE SCHEDULE B

In addition to the Exclusions, You are not insured against loss, costs, attorneys' fees and expenses resulting from:

1. Title to all of the oil, gas and other minerals within and underlying the premises, together with appurtenant mining, drilling and extraction rights and all other rights and privileges appurtenant thereto.
2. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose.
3. Taxes for the year 2017, and subsequent years, not yet due and payable.
4. Legal operation and effect of all matters including, but not limited to, applicable easements, notes, setback lines, and conditions relative to Plan as set forth in Plan file #16700, Instrument #10286187.
5. Agreement as in Book 7633 page 2045.
6. Outsale as in Book 4054 page 2154.
7. Mortgage from Joseph P Stanton, III and Jennifer L Stanton to Florida Capital Bank, NA ISAOA/TIMA in the original principal amount of \$296,250.00 dated June 30, 2017 to be forthwith recorded in the Office of the Recorder of Deeds of West Grove, Chester County, Pennsylvania.

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

File No./Escrow No.: PA-17-0202
Print Date & Time: 06/30/2017 11:59 AM
Officer/Escrow Officer

Cardinal Settlements, LLC

421B McFarlan Road
Kennett Square, PA 19348

Settlement Location: 421B McFarlan Road, Kennett Square, PA 19348

Property Address: 326 Winchester Lane, West Grove, PA 19390
Buyer: Joseph P Stanton, III, Jennifer L Stanton
Seller: National Residential Nominee Services Inc., FBO FRA Real Estate Assistance, Inc., Kelly Ann Healey
Lender: Florida Capital Bank, NA ISAOA ATIMA

Settlement Date: 6/30/2017 11:00 AM
Disbursement Date: 6/30/2017
Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$395,000.00	Sales Price of Property	\$395,000.00	
		Deposit		\$15,000.00
		Loan Amount		\$296,250.00
\$1,500.00		Seller Credit		\$1,500.00
		Prorations/Adjustments		
		City/Town Taxes from 6/30/2017 to 12/31/2017	\$56.49	
		County Taxes from 6/30/2017 to 12/31/2017	\$465.62	
		School Tax from 6/30/2017 to 6/30/2017	\$15.85	
		HOA Prorated from 6/30/2017 to 12/31/2017	\$202.74	
	\$56.49	City/Town Taxes from 6/30/2017 to 12/31/2017		
	\$465.62	County Taxes from 6/30/2017 to 12/31/2017		
	\$202.74	HOA Prorated from 6/30/2017 to 12/31/2017		
	\$15.85	School Tax from 6/30/2017 to 6/30/2017		
		Other Loan Charges		

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Underwriting Fee to Florida Capital	\$995.00	
		Appraisal Fee to Olde City Lending: \$425.00 POC-Borrower		
		Credit Report Fee to AMG FBO Factual Data	\$56.30	
		Flood Determination Fee to Servicelink	\$8.00	
		EDoc/Courier/Wire to Cardinal Settlements, LLC	\$65.00	
		Notary to Sabrina Buckner	\$50.00	
		Prepaid Interest to Florida Capital Bank, NA ISAOA/ATIMA	\$33.48	
		Impounds		
		Aggregate Adjustment		\$615.60
		Homeowner's Insurance 3 mo @ \$ 132.60/mo	\$397.80	
		County Property Tax 5 mo @ \$ 78.12/mo	\$390.60	
		School Tax 13 mo @ \$ 491.79/mo	\$6,393.27	
		Property Taxes 5 mo @ \$ 9.48/mo	\$47.40	
		Title Charges & Escrow / Settlement Charges		
		Closing ProtecLtr with Old Republic National Title Insurance Co.	\$125.00	
		Lender's Policy with Old Republic National Title Insurance Co. 900 EPL-Res \$50.00 \$50.00 Buyer ALTA Short Form \$100.00 \$100.00 Buyer 820 PUD \$50.00 \$50.00 Buyer	\$2,347.90	
		Owner's Policy with Old Republic National Title Insurance Co. \$2,977.15 to Cardinal Settlements, LLC	\$829.25	
		Commission		
\$11,850.00		Real Estate Commission Buyers Broker to Keller Williams Realty-Kennett Sq		
\$11,850.00		Real Estate Commission Sellers Broker to BHHS FOX & ROACH-KENNETT		
		Government Recording and Transfer Charges		
\$3,950.00		State Tax/stamps to Chester County Recorder of Deeds		
		Recording Fees (Deed) to Chester County Recorder of Deeds	\$89.00	
		Recording Fees (Mortgage) to Chester County Recorder of Deeds	\$169.00	
		City/County tax/stamps to Chester County Recorder of Deeds	\$3,950.00	

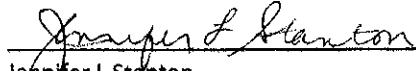
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Payoff(s)		
\$211,536.34		Lender: Payoff of First Mortgage Loan to JG Wentworth Principal Balance as of \$211,536.34 Interest on Payoff Loan: 0 days @ \$0.00/day for \$0.00		
		Miscellaneous		
\$7,900.00		Relocation Deed to Chester Co Recorder		
\$89.00		Reconf Relo Deed to Chester Co Recorder		
		Homeowner's Insurance Premium to USAA	\$1,591.24	
\$50.00		Outgoing Wire (2) to Cardinal Settlements, LLC		
		Conveyancing Fee to Mserv, LLC	\$395.00	
		HOA to Estate at London Brook HOA	\$500.00	
\$107.34		Current Water to Chester Water Authority		
\$250.00		Final Water-Escrow to CWA		
		Commitment/Doc Prep fee to Brown Kerdock & Lynch, PC: \$525.00 POC-Seller		
\$700.00		Attorney Fee to Brown Kerdock & Lynch, PC		
\$108.00		Cert Reimbursement to BHHS Fox & Roach		
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$249,890.68	\$395,740.70	Subtotals	\$414,173.94	\$313,365.60
		Due From Borrower		\$100,808.34
\$145,850.02		Due To Seller		
\$395,740.70	\$395,740.70	Totals	\$414,173.94	\$414,173.94

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Cardinal Settlements, LLC to cause the funds to be disbursed in accordance with this statement.



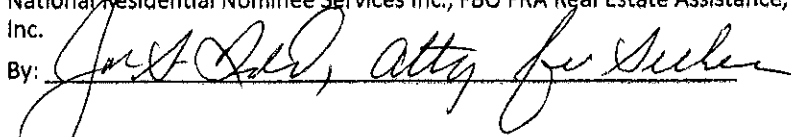
Joseph P Stanton, III



Jennifer L Stanton

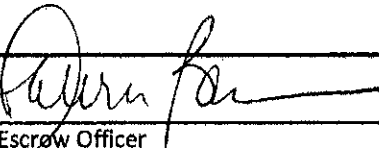
National Residential Nominee Services Inc., FBO FRA Real Estate Assistance, Inc.

By:



Kelly Ann Healey

By:



Escrow Officer

This foregoing document was electronically filed with the Public Utilities

Commission of Ohio Docketing Information System on

4/16/2018 2:26:33 PM

in

Case No(s). 11-4193-EL-REN

Summary: Amended Application Amended Application electronically filed by Mr. Avery Sellers
on behalf of Joseph and Jennifer Stanton