



Entity Preparing Document: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Date: \_\_\_\_\_

Pennsylvania Department of Transportation (PennDOT)
Attn: Right of Way Administrator
District Permit Manager
PennDOT Engineering District \_\_\_\_\_

OPINION OF RECORD TITLE

TITLE Property Identification Number (PIN) NUMBER \_\_\_\_\_
RIGHT OF WAY PLAN PARCEL NUMBER \_\_\_\_\_

TITLE EFFECTIVE DATE \_\_\_\_\_
BRINGDOWN EFFECTIVE DATE \_\_\_\_\_

To: PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT)

This is to certify that we have examined or caused to be examined the records of the Recorder of Deeds and Clerks of Courts, Civil \_\_\_\_\_ County, Pennsylvania for at least sixty (60) years prior to \_\_\_\_\_ (date) (The "Effective Date"), the record title to premises being portions of: \_\_\_\_\_.

- 1. CURRENT RECORD OWNER: \_\_\_\_\_
2. CURRENT RECORDING DOCUMENT: Deed of \_\_\_\_\_ to \_\_\_\_\_ dated \_\_\_\_\_ and recorded \_\_\_\_\_ in the office of the Recorder of Deeds in and for \_\_\_\_\_ County, Pennsylvania (The Recorder's Office) as Instrument Number \_\_\_\_\_.
3. TAXES: \_\_\_\_\_ County PIN No. \_\_\_\_\_, PIN No. \_\_\_\_\_, PIN No. \_\_\_\_\_.

No taxes are due and owing as of the Effective Date

List Taxes Due \_\_\_\_\_.

4. LIENS: The following have been verified as None as the Effective Date

Mortgages

None

List Mortgages Due \_\_\_\_\_.

Judgements

None

List Judgements Due \_\_\_\_\_.

Mechanics and Municipal Liens

None

List Mechanics and Municipal Liens Due \_\_\_\_\_.

Tax Liens

None

List Tax Liens Due \_\_\_\_\_.

Bankruptcies

No bankruptcy proceedings are filed that affect the title

List Bankruptcies \_\_\_\_\_.

Domestic Liens

No domestic liens are filed that affect the title

List Domestic Liens \_\_\_\_\_.

5. EASEMENTS AND OTHER CONDITIONS OF RECORD

None

See Attached Exhibit \_\_\_\_\_ OR

List Book/Page/Date Here \_\_\_\_\_.

The examination of records and opinion of title forming the basis of this certificate is limited to matters appearing of record in the \_\_\_\_\_ County Courthouse and does not include any matters outside of such records among which are the following:

6. OTHER \_\_\_\_\_.

Certified by Attorney/Company: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

DRAFT