

# COUNTY OF NORTHAMPTON

RECORDER OF DEEDS  
NORTHAMPTON COUNTY GOVERNMENT CENTER  
669 WASHINGTON STREET  
EASTON, PENNSYLVANIA 18042-7486  
Area Code (610) 829-6210

Andrea F. Suter - Recorder  
Dorothy J. Edelman - Lead Deputy  
Barbara L. Manieri - Deputy



Book - 2024-1 Starting Page - 124383  
\*Total Pages - 5

Instrument Number - 2024014283  
Recorded On 7/16/2024 At 9:58:15 AM

NCGIS Registry UPI Certification  
On July 16, 2024 By RMH

\* Instrument Type - DEED  
Invoice Number - 1086784  
\* Grantor - 3376 LINDEN LLC  
\* Grantee - 3376 LINDEN STREET LLC  
User - MAHE  
\* Customer - MM CLOSING DAY SETTLEMENTS, LLC

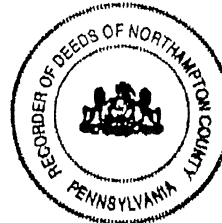
**\* FEES**

STATE TRANSFER TAX	\$8,000.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES	\$13.00
AFFORDABLE HOUSING	\$14.02
AFFORDABLE HOUSING -	\$2.48
ADMIN FEE	
COUNTY RECORDS	\$2.00
IMPROVEMENT FEE	
DEEDS RECORDS	\$3.00
IMPROVEMENT FEE	
UPI CERTIFICATION FEE	\$10.00
BETHLEHEM AREA	\$4,000.00
SCHOOL REALTY TAX	
BETHLEHEM CITY	\$4,000.00
TOTAL PAID	\$16,085.25

**\* RECORDED BY:**

MM CLOSING DAY SETTLEMENTS, LLC  
946 W HAMILTON ST  
ALLENTOWN, PA 18101-2467

I hereby CERTIFY that this document is recorded in the  
Recorder's Office Of Northampton County, Pennsylvania



*Andrea F. Suter*

Andrea F. Suter  
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

**Do Not Detach**

THIS PAGE IS NOW THE FIRST PAGE  
OF THIS LEGAL DOCUMENT

Book: 2024-1

Page: 124383



\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

Prepared by:

MM Closing Day Settlements  
946 W Hamilton Street  
Allentown, PA 18101  
File No. 24-03-113

Return to:

MM Closing Day Settlements  
946 W Hamilton Street  
Allentown, PA 18101

Premises:

3376 Linden Street  
Bethlehem, PA 18017-1928  
Parcel No M7 2 10 0204

**This Indenture**, made the 15th day of July, 2024,

**Between**

**3376 Linden, LLC, a Limited Liability Company**

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

**3376 Linden Street LLC, a Limited Liability Company**

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

**Witnesseth**, that the said Grantor for and in consideration of the sum of **EIGHT HUNDRED THOUSAND AND 00/100 (\$800,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee , at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

ALL THAT CERTAIN tract or parcel of land situate in the City of Bethlehem, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the public highway leading from Nazareth to Bethlehem, thence along property now or late of Paul Klauss, formerly Bethlehem Township School District, South sixty-seven (67) degrees three (3) minutes East two hundred thirty-four and eighteen one-hundredth (234.18) feet to a concrete monument (the said line passing through another concrete post situate twenty-two (22) feet from the place of beginning), thence along land now or late of Harvey Kipp South eighteen (18) degrees fifteen (15) minutes West two hundred nineteen and sixteen one-hundredth (219.16) feet to a slate post; thence along land now or late of Arthur Lucas South eighty-three (83) degrees forty-five (45) minutes West three hundred thirty (330) feet to a point in the middle of said Nazareth-Bethlehem Highway, (the said line passing through a slate post located eighteen and five-tenth (18.5) feet from the latter point in said highway) thence along the middle of said Nazareth-Bethlehem Public Highway North thirty-two (32) degrees forty-five (45) minutes East three hundred forty-seven and forty-eight one-hundredth (347.48) feet to the place of beginning.

The above description being according to a survey made by William M. Silfies, Engineer, under date of December 27, 1957.

LESS AND EXCEPTING that portion of premises taken by the Commonwealth of Pennsylvania for highway purposes under date of June 18, 1958.

Being the same premises which Sylvia A. Hunsinger aka Sylvia Ann Hunsinger, Executrix of the Estate of James L. Kunsman, deceased by Deed dated 11/10/2014 and recorded 11/13/2014 in Northampton County in Record Book 2014-1 Page 200118 conveyed unto 3376 Linden, LLC, in fee.

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor , as well at law as in equity, of, in and to the same.

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

**And** the said Grantor , for themselves and their heirs, executors and administrators, do , by these presents, covenant , grant and agree , to and with the said Grantee , their heirs and assigns, that they , the said Grantor , and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee , their heirs and assigns, against it, the said Grantor , and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delibered  
IN THE PRESENCE OF US:

3376 Linden, LLC, a Limited Liability Company

By: [Signature], member  
Christopher Tanis, member

By: [Signature], member  
Carey A. Tanis, member

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LEHIGH

The record was acknowledged before me on 15th day of July, 2024 by Christopher Tanis and Carey A. Tanis, members of 3376 Linden, LLC as member and member who represent that (he, she or they) are authorized to act on behalf of 3376 Linden, LLC.

[Signature]  
Signature of notarial officer  
Stamp

Commonwealth of Pennsylvania - Notary Seal  
MARIA A. GUADAGNINO, Notary Public  
Lehigh County  
My Commission Expires July 13, 2025  
Commission Number 1199774

\_\_\_\_\_  
Title of office

My commission expires:

The precise residence and the complete post office  
address of the above-named Grantee is:

PO Box 4334  
Bethlehem, PA 18018-0334

[Signature]  
On behalf of the Grantee

<p>Deed</p>	<p>Parcel No M7 2 10 0204</p> <p>3376 Linden, LLC</p> <p>TO</p> <p>3376 Linden Street LLC</p>	<p>MM Closing Day Settlements 946 W Hamilton Street Allentown, PA 18101</p>
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