

**THIS DOCUMENT PREPARED BY AND
AFTER RECORDING PLEASE RETURN TO:**

**BENNER AND TROVATO
2005 CITY LINE ROAD, SUITE 106
BETHLEHEM, PA 18017
(610) 867-3900**

PART OF LEHIGH COUNTY PIN NO. - 642811001173-1

D E E D

THIS INDENTURE, made the 27th day of August in the year Two Thousand Twenty-Four (2024).

BETWEEN 23 JUST ROAD I, L.P., a New Jersey limited partnership, with offices at c/o Woodmont Properties, 100 Passaic Ave, Suite 240, Fairfield, NJ 07004, **GRANTOR**, party of the first part,

- A N D -

DB3, LLC., a Pennsylvania limited liability company, with a mailing address of 2005 City Line Road, Suite 106, Bethlehem, Pennsylvania 18017, **GRANTEE**, party of the second part.

WITNESSETH that the said party of the first part, for and in consideration of the sum of **TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00) DOLLARS** lawful money of the United States of America, unto it well and truly paid by the party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, its successors and assigns forever,

ALL THAT CERTAIN tract, piece or parcel of land situate in the City of Bethlehem, County of Lehigh and Commonwealth of Pennsylvania, as shown on a Final Subdivision (Lot Line Adjustment) Plan entitled "DB3, LLC and 23 Just Road I, LP" dated December 13, 2022, last revised May 10, 2024, and recorded to Instrument No. 2024021553, prepared by Keystone Consulting Engineers, Inc., bounded and described as follows to wit:

BEGINNING at an iron pin located along the roadway right of way of Martin Court, said pin also located at the common property corner of Area A and Lands now or former of 23 Just Road I, LP (Woodmont Mews) and the lands herein described:

1. N-07-14-38-W, 91.49' along land now or former of 23 Just Road I, LP to an iron pin, thence;
2. N-82-48-20-E, 458.37' along lands now or former of DB3, LLC to a concrete monument, thence;
3. S-07-27-20-E, 8.48' along the roadway right of way of 8th Avenue to a point, thence;
4. Along an arc curving to the right having a radius of 104.00' and an arc length of 154.33' (long chord S-35-03-25-W, 140.56') along the roadway right of way of Martin Court to a point, thence;
5. S-77-34-09-W, 55.53' along the same to appoint, thence;
6. Along an arc curving to the right having a radius of 265.00' and an arc length of 63.34' (long chord S-84-25-00-W, 63.19') along the roadway right of way of Martin Court to a point, thence;
7. N-88-44-10-W, 140.76' along the same to a point, thence;
8. Along an arc curving to the left having a radius of 335.00' and an arc length of 49.74' (long chord S-87-00-36-W, 49.70) along the same to a point, thence;
9. S-82-45-22-W, 49.50' along the same to point, thence;
10. S-82-45-22-W, 7.30' along the same to the aforementioned place of beginning.

SAID property contains 1.070 acres r 46,614.47 sq. ft.

SUBJECT to easements, restrictions, covenants and other matters of record.

BEING PART OF LEHIGH COUNTY PIN NO. – 642811001173-1

BEING PART OF THE SAME PREMISES which Tiger Den Partners, LLC, did by Indenture dated July 26, 2006, and recorded August 11, 2006, in the Office for the Recorder of Deeds in and for Lehigh County at Allentown, Pennsylvania, to Document Id Number 7360150, grant and convey unto 23 Just Road I, L.P., a Pennsylvania limited partnership, the **GRANTOR HEREIN**.

TOGETHER with all and singular the improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, rights, title, interest, property, claim and demand whatsoever of the said party of the first part, its successors and assigns, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, its successors and assigns, to and for the only proper use and behoof of the said party of the second part, its successors and assigns forever.


AND the said party of the first part, for itself and its successors, does by these presents covenant, grant and agree to and with the said party of the second part, its successors and assigns, that it, the said party of the first part, and its successors, all and singular the hereditaments and premises herein above described and granted, or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, its successors and assigns, against it, the said party of the first part and its successors, and against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part thereof, by, from or under the party of the first part, **SHALL AND WILL SPECIALLY WARRANT AND FOREVER DEFEND.**

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed by its Member-Manager and its corporate seal to be hereunto affixed, duly attested by its Secretary or an Assistant Secretary, the day and year first above written.

WITNESS:

23 Just Road I, L.P.
a New Jersey Limited Partnership

By: Bethlehem Mews GP, L.L.C.,
its General Partner
a New Jersey Limited Liability Company


SAMANTHA-MARIE MONTERO

By:


Eric Witmond, Managing Member

STATE OF New Jersey)
) ss.
COUNTY OF Essex)

On the 27 day of August, 2024, before me, the undersigned officer, personally appeared **ERIC WYFMONDT** who acknowledged himself to be the **Managing Member of BETHLEHEM MEWS GP, LLC**, a New Jersey limited liability company, **General Partner of 23 JUST ROAD I, LP**, a New Jersey limited partnership, and that he as such Managing Member, being authorized to do so, executed the foregoing instrument on behalf of the entity for the purposes therein contained.

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

Christine Marsh
Name: Christine Marsh
NOTARY PUBLIC
My commission expires:

CHRISTINE MARSH
Notary Public, State of New Jersey
Comm. # 50066686
My Commission Expires 8/22/2027

I HEREBY CERTIFY that the precise residence and complete post office address of the Grantees herein is: 2005 City Line Road, Suite 106, Bethlehem, PA 18017.

Eric Wyfmondt
On behalf of the Grantees

MICHELLE GRAUPNER
LEHIGH COUNTY CLERK OF JUDICIAL RECORDS



Recorder of Deeds Division
Lisa Stella-Ali, Chief Deputy
Lehigh County Courthouse
455 W. Hamilton Street - Room 122
Allentown, PA 18101-1614
(610) 782-3162

***RETURN DOCUMENT TO:**
 PENN JERSEY ABSTRACT, INC.
 2005 CITY LINE ROAD SUITE 10
 BETHLEHEM, PA 18017

Instrument Number - 2024022126

Recorded On 9/18/2024 At 11:38:11 AM

*** Instrument Type - DEED**

Invoice Number - 554685

User ID: KW

***Total Pages - 5**

*** Grantor - 23 JUST ROAD I LP BETHLEHEM MEWS GP LLC**

*** Grantee - DB3 LLC**

*** Customer - PENN JERSEY ABSTRACT, INC.**

*** FEES**

STATE TRANSFER TAX	\$2,000.00
STATE WRIT TAX	\$0.50
STATE JCS	\$40.25
RECORDING FEES	\$13.00
AFFORDABLE HOUSING	\$11.50
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
UPI CERTIFICATION FEES	\$10.00
BETHLEHEM SCHOOL DISTRICT	\$1,000.00
CITY OF BETHLEHEM	\$1,000.00
TOTAL PAID	\$4,080.25

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



Michelle Graupner

Michelle Graupner
Clerk of Judicial Records
Recorder of Deeds Division

LCGIS Registry UPI Certification
On September 18, 2024 By CJ

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

INSTRUMENT NUMBER - 2024022126

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