

ANDREA E. NAUGLE
LEHIGH COUNTY CLERK OF JUDICIAL RECORDS



Recorder of Deeds Division
Deborah A. Casciotti, 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 - 2016033533

Recorded On 11/18/2016 At 11:15:05 AM

*** Instrument Type - DEED**

Invoice Number - 288310 User ID: AME

*** Grantor - DB3 LLC**

*** Grantee - DB6 INC**

*** Customer - SIMPLIFILE LC E-RECORDING**

***Total Pages - 5**

*** FEES**

STATE TRANSFER TAX	\$2,997.68
STATE WRIT TAX	\$0.50
STATE JCS	\$35.50
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	\$1,498.84
CITY OF BETHLEHEM	\$1,498.84
TOTAL PAID	\$6,070.86

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



Andrea E. Naugle
Andrea E. Naugle
Clerk of Judicial Records
Recorder of Deeds Division

LCGIS Registry UPI Certification
On November 18, 2016 By SC

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 - 2016033533



**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**

PARCEL NO. 642811698449 6

D E E D

THIS INDENTURE made the 18th day of November in the year of our Lord Two Thousand Sixteen (2016).

BETWEEN DB3, LLC, a Pennsylvania limited liability company, with an office located at 2005 City Line Road, Suite 106, Bethlehem, Lehigh County Pennsylvania 18017, **GRANTOR**, party of the first part,

- A N D -

DB6, INC., a Pennsylvania corporation, with an office located at 2005 City Line Road, Suite 106, Bethlehem, Lehigh County, 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 **ONE and NO/100 (\$1.00) DOLLAR** 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, being **Unit No. 6 (1401 Eighth Avenue)**, as shown on a Condominium Plan for a land development known as "**Plaza on 8th**" dated September 29, 2016, prepared by Keystone Consulting Engineers, Inc., bounded and described as follows; to wit:

BEGINNING at a concrete monument located along the existing right-of-way of Eighth Avenue, said monument also located along lands now or former of 23 Just Road LP and a land development entitled Plaza on 8th and the lands herein described; thence, **N-41°-03'-55"-W, 18.07'** in and along a land development entitled Plaza on 8th to the true point and place of beginning; thence,

- 1) S-82°-48'-20"-W, 422.99' in and along a land development entitled Plaza on 8th to a point; thence,
- 2) N-06°-07'-49"-W, 254.69' in and along the same to a point; thence,
- 3) N-82°-35'-12"-E, 176.79' in and along the same to a point; thence,
- 4) S-07°-27'-20"-E, 83.24' in and along the same to a point; thence,
- 5) N-83°-21'-38"-E, 69.64' in and along the same to a point; thence,
- 6) N-82°-32'-40"-E, 166.16' in and along the same to a point; thence,
- 7) N-88°-53'-25"-E, 6.79' in and along the same to a point; thence,
- 8) N-82°-32'-40"-E, 5.04' in and along the same to a point; thence,
- 9) S-00°-10'-51"-W, 54.79' in and along the same to a point; thence,
- 10) S-07°-27'-20"-E, 117.13' in and along the same to the aforementioned **PLACE OF BEGINNING**.

CONTAINING 87,305.29 Sq. Ft. (2.0043 Ac.)

TOGETHER with and subject to easements, restrictions and covenants of record.

LEHIGH COUNTY PARCEL IDENTIFIER NO. - PIN: 642811698449 6

BEING PART OF THE SAME PREMISES which ISG Plate, LLC, a Delaware limited liability company, did by Indenture dated February 8, 2005, and recorded February 10, 2005, in the Office for the Recorder of Deeds in and for Lehigh County at Allentown, Pennsylvania, to Instrument No. 7245691, grant and convey unto DB3, LLC, a Pennsylvania limited liability company, 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, 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, its successors, executors and administrators, 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, its successors 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, **SHALL AND WILL SPECIALLY WARRANT AND FOREVER DEFEND**.



pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

 State Tax Paid 2997.68
 Book Number _____
 Page Number _____
 Date Recorded _____

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Dennis E. Benner, Esquire		Telephone Number: (610) 867-3900	
Mailing Address 2005 City Line Road, Suite 106	City Bethlehem	State PA	ZIP Code 18017

B. TRANSFER DATA

Date of Acceptance of Document <u>11/18/16</u>			
Grantor(s)/Lessor(s) DB3, LLC	Telephone Number: (610) 867-3900	Grantee(s)/Lessee(s) DB6, LLC	Telephone Number: (610) 867-3900
Mailing Address 2005 CITY LINE ROAD, SUITE 106		Mailing Address 2005 CITY LINE ROAD, SUITE 106	
City BETHLEHEM	State PA	ZIP Code 18017	City BETHLEHEM
			State PA
			ZIP Code 18017

C. REAL ESTATE LOCATION

Street Address 1401 EIGHTH AVENUE		City, Township, Borough CITY OF BETHLEHEM	
County LEHIGH	School District BETHLEHEM	Tax Parcel Number 642811698449 6	

D. VALUATION DATAWas transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 296,800.00	5. Common Level Ratio Factor x 1.01	6. Fair Market Value = 299,768.00

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 0.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

11/18/16

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.