

DEED

THIS INDENTURE made this 20 day of September 2025.

Between PHILIP R. SEGAL AND CAROLYN F. SEGAL, A MARRIED COUPLE, (hereinafter called the Grantors) and
JACK E. JERRETT AND MARYANNE JERRETT, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of Five Hundred Twenty-Seven Thousand Five Hundred And No/100 Dollars (\$527,500.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, 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 Grantees, their heirs and assigns, as Tenants by the Entirety.

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TOGETHER with all and singular the 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 the said Grantors, 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 above described with the improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

AND the said Grantors do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors 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 Grantees, their heirs and assigns, against the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

IN THE WITNESS WHEREOF, the said Grantors caused these presents to be duly executed dated the day and year first above written.

SEALED AND DELIVERED
In the presence of us:

Philip R. Segal
Philip R. Segal
Carolyn F. Segal
Carolyn F. Segal

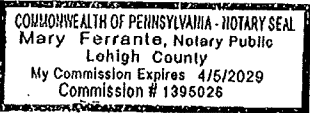
State/Commonwealth of Pennsylvania
County of Lehigh

On this, the 20 day of Sept 2025, before me, the undersigned Notary Public, personally appeared Philip R. Segal and Carolyn F. Segal, a married couple known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Mary Ferrante
Notary Public

My Commission Expires: _____



525 Barclay Drive

Northampton County

Property Report Card

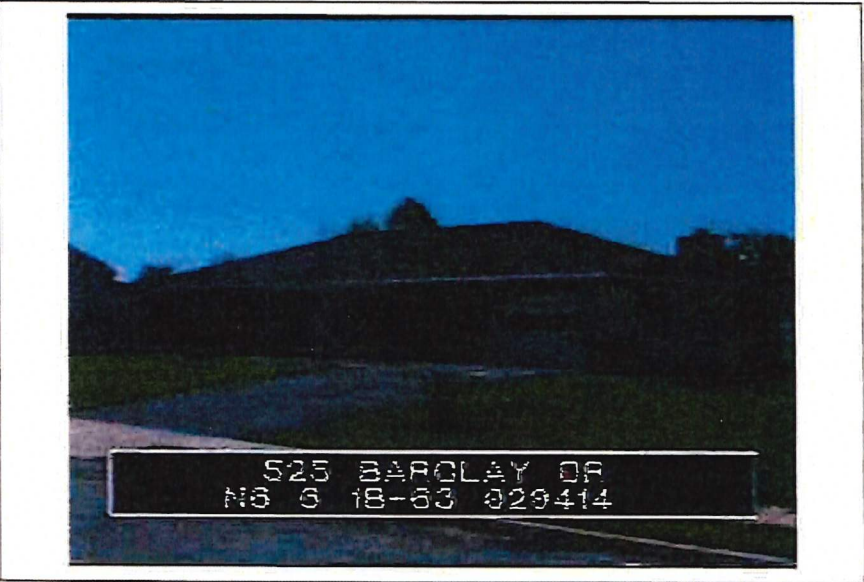
Assessment Office

Jerrett - Existing Building Footprint

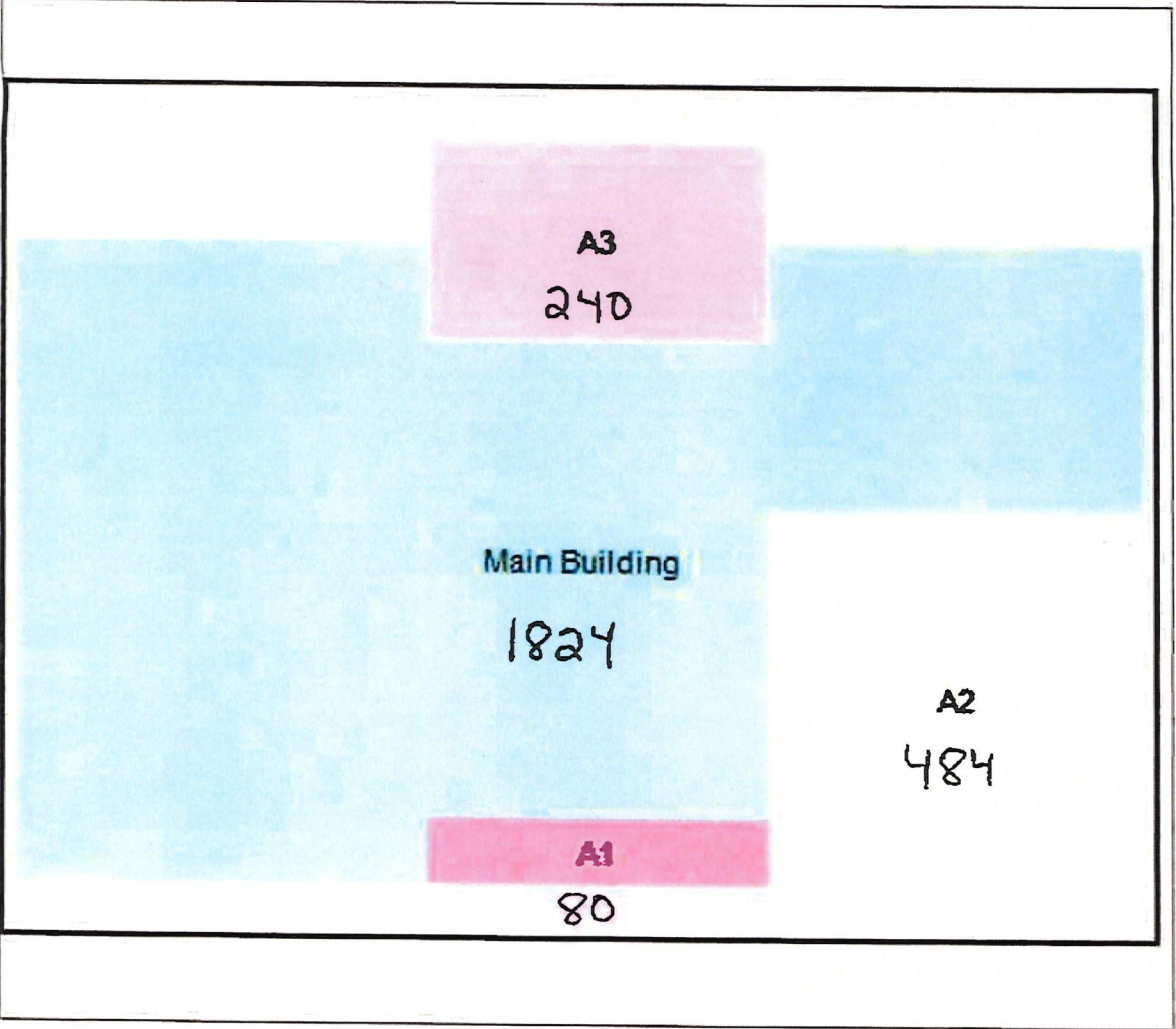
MAP



PHOTO



SKETCH



Sketch

- 0 Main Building 1824 Sq. Ft.
- 1 A1 - 11:OFP OPEN FRAME PORCH 80 Sq. Ft.
- 2 A2 - 13:FR GR FRAME GARAGE 484 Sq. Ft.
- 3 A3 - 11:OFP OPEN FRAME PORCH 240 Sq. Ft.

JERRETT Existing Building Coverage
October 16, 2025

Description	Square Footage
Main Building	1,824.00
Garage	484.00
Open Front Porch	80.00
Sun Room	240.00
Shed	150.00
Totals:	2,778.00

JERRETT Proposed Living Space
October 16, 2025

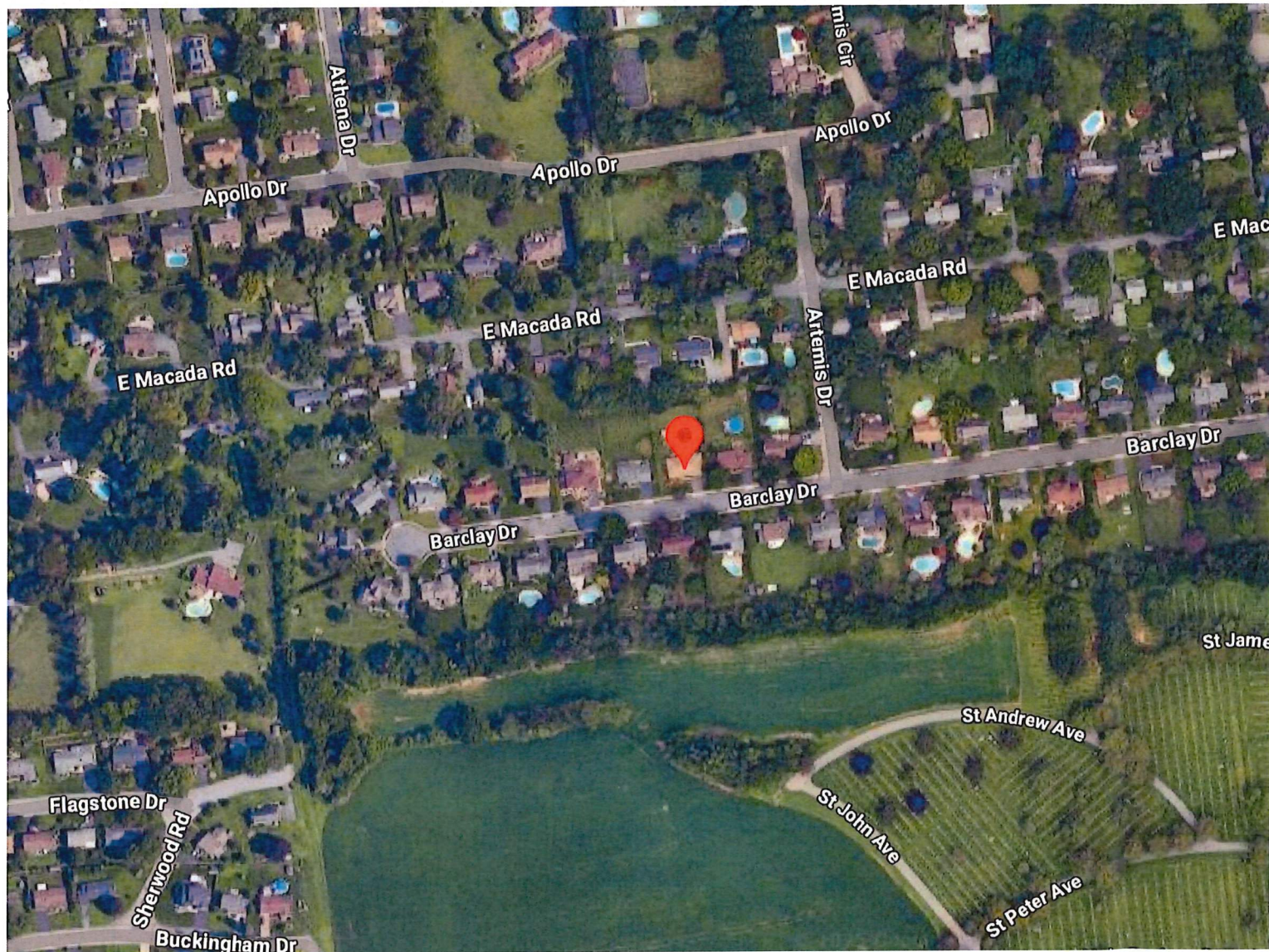
Description	Dimensions	Square Footage
Covered Porch	14'7" x 20'7"	300.20
Sun Room	14'7" x 22'7"	329.34
Bedroom 2	14'7" x 11'9"	171.35
Kitchen	14'7" x 14'3"	207.81
Pantry	4'7" x 4'10"	22.15
Dining	18'10" x 12'7"	237.00
Family Room	14'7" x 21'3"	309.90
Primary Bedroom	20'3" x 13'9"	278.43
Sitting Room - Primary Suite	6'5" x 7'	44.91
Primary Bathroom - including Shower	11'5" x 13'	157.93
Walk-In Closet	14'10" x 7'	103.83
Hall Bathroom	9'1" x 7' 1"	64.34
Hallway/Hallway Closets/Stairs to Basement		149.00
Office/Bedroom 1	12'2" x 15'10"	192.63
Sitting Room - Front	12'2" x 12'2"	148.02
Foyer	13'7" x 8'8"	117.72
Powder Room	5'11" x 5'	29.60
Laundry Room	6'11" x 5'5"	37.50
Mud Room	4'11" x 13'2"	64.73
Totals:		2,966.39

JERRETT RESIDENCE

**525 BARCLAY DRIVE
BETHLEHEM, PA 18017**

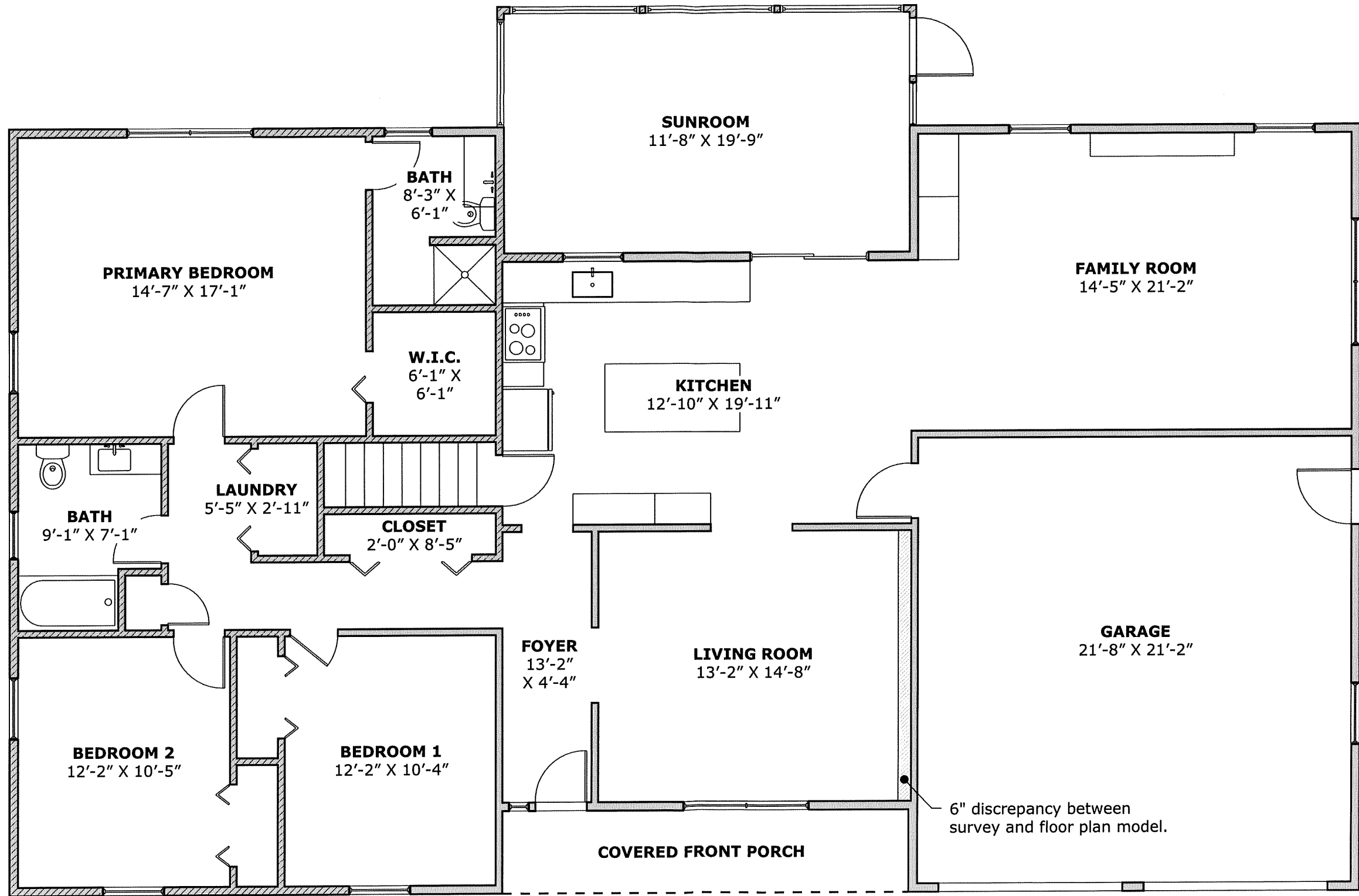
CONTRACTOR:
Bill Posavek
bposavek@posavek.com
(610) 866-6302

PREPARED FOR:
The Jerrett Family
(610) 597-5502
DATE: 10/13/25



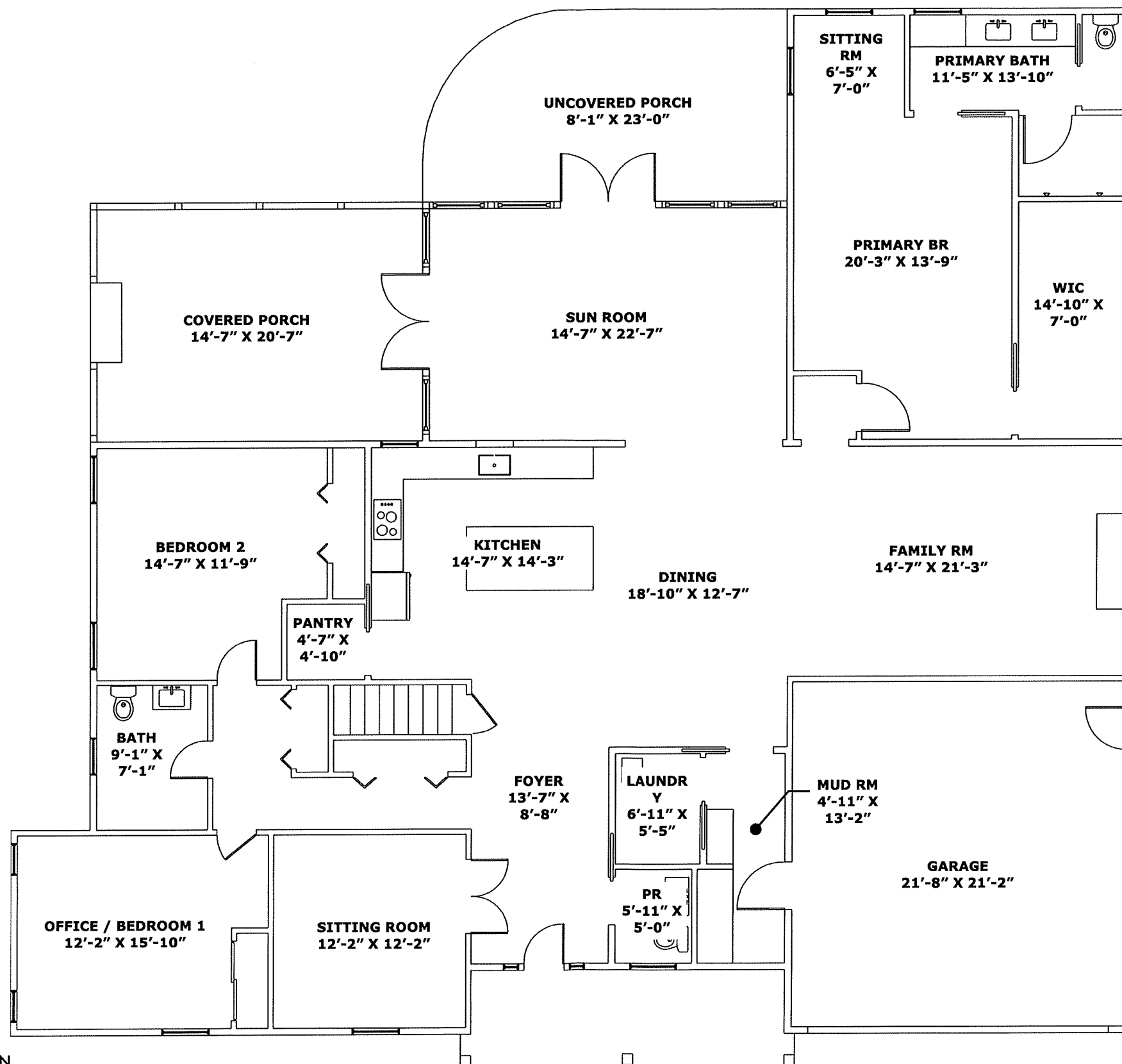
SITE PLAN

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1 EXISTING FLOOR PLAN
A-1 Scale: 3/16" = 1'-0"

Floor plan prepared for illustrative purposes only. All measurements are approximate and should be independently verified. This plan is not intended for construction, permit applications, or engineering purposes. Actual field measurements must be taken before undertaking any construction or renovation.



1 PROPOSED FLOOR PLAN
D-1 Scale: NTS

Floor plan prepared for illustrative purposes only. All measurements are approximate and should be independently verified. This plan is not intended for construction, permit applications, or engineering purposes. Actual field measurements must be taken before undertaking any construction or renovation.