

ALL THAT CERTAIN lot, messuage, tenement and piece of land Situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point 130 feet West of the Southwest corner of Market and Linden Streets, thence Westwardly in and along the South line of Market Street a distance of 110 feet to a point; thence Southwardly and at right angles to said Market Street a distance of 180 feet to a point in an alley; thence Eastwardly in and along the North line of the said alley a distance of 110 feet to a point; thence Northwardly and at right angles to said alley a distance of 180 feet to a point, the place of beginning.

Being the same premises which Robert M. Fuller and Marian B. Fuller, husband and wife by Deed dated October 14, 2020 and recorded October 22, 2020 in Northampton County in Record Book 2020-1 Page 279092 conveyed unto 250 East Market Street, LLC, a Pennsylvania Limited Liability Company, in fee.

Commonwealth of Pennsylvania - Notary Seal
Stephanie M. Ritter, Notary Public
Northampton County
My Commission Expires February 13, 2027
Commission Number 1432343

And the said Grantor does hereby covenant to and with the said Grantee that they, the said Grantor, its successors and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee, its successors and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him/her/them or any of them.

In witness whereof, the said Grantor has caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of:

250 E. Market Street, LLC, a Pennsylvania Limited Liability Company

BY: _____

Mary Ellen Williams
Member

BY: _____

John P. Brew, Jr.
Member

STATE OF Pennsylvania

COUNTY OF Northampton

This record was acknowledged before me on 27 of July, 2023, by Mary Ellen Williams, as Member and John P. Brew, Jr., as Member of 250 E. Market Street, LLC, a Pennsylvania Limited Liability Company who represent that they are authorized to act on behalf of said limited liability company.

Stephanie M. Ritter
Signature of Notarial Officer

Title of Office: Notarial officer
My Commission Expires: 2/13/27

[Stamp]

Commonwealth of Pennsylvania - Notary Seal
Stephanie M. Ritter, Notary Public
Northampton County
My Commission Expires February 13, 2027
Commission Number 1432343

DEED

File No.: **OB23-04319-HT**

Parcel No. **P6NE1C-29-5-0204**

Grantor: **250 E. Market Street, LLC, a Pennsylvania Limited Liability Company**

Grantee: **East Market Living LLC, a Pennsylvania Limited Liability Company**

I certify the address of the Grantee to be, and mail tax bill to: **1214 Gordon Street, Allentown PA 18102-5617**

Premises: **250 East Market Street, Bethlehem, PA 18018, Bethlehem City, Northampton County, Pennsylvania**

Return document to: **Hometeam Settlement Services, 52 Highland Ave, Suite B, Bethlehem, PA 18017**

Prepared by: Hometeam Settlement Services
52 Highland Ave, Suite B
Bethlehem, PA 18017

Return to: Hometeam Settlement Services
52 Highland Ave, Suite B
Bethlehem, PA 18017

CPN No. P6NE1C-29-5-0204

OB23-04319-HT

Effective Date: 7/31/23

Fee Simple Deed

THIS DEED, made as of the 26th day of July, 2023, between

250 E. Market Street, LLC, a Pennsylvania Limited Liability Company

hereinafter called the Grantor, of the one part, and

East Market Living LLC, a Pennsylvania Limited Liability Company

hereinafter called the Grantee, of the other part.

Witnesseth, that in consideration of **One Million One Hundred Thousand And No/100 (\$1,100,000.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, its successors and assigns,