

This Indenture

Made the 9th day of April, 1999

Between

Roderick Stoeckel

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

Frank J. Olivieri and Douglas Cooper

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

Witnesseth, That the said Grantor for and in consideration of the sum of (\$37,000.00) **THIRTY SEVEN THOUSAND DOLLARS and 00/100** lawful money of the United States of America, unto him well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, as **tenants in common**, their heirs and assigns,
each with an equal interest

ALL THAT CERTAIN lot, tract or parcel of land with the dwelling thereon, situated along the westerly side of Ridge Street being the northerly one-half (1/2) of a two family dwelling known as No. 620 Ridge Street and designated as Lot No. 1 on the Final-Minor Subdivision Plan of property for Roderick Stoeckel, prepared by Martin H. Schuler Company, Engineers and Surveyors of Allentown, Pennsylvania; which plan is recorded in the Office of the Recorder of Deeds in and for the County of Northampton, at Easton, Pennsylvania, in Map Book Volume 1995-5, page 251; situated in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point, being a drill hole set on the westerly right-of-way line of Ridge Street (57.50 feet wide) said drill hole further located South 09 degrees - 30 minutes - 00 seconds West 47.00 feet from the intersection formed by said westerly right-of-way line of Ridge Street with the southerly right-of-way line of Sullivan Street (20 feet wide); thence, coincident with said westerly right-of-way line of Ridge Street South 09 degrees - 30 minutes - 00 seconds West 16.50 feet; thence, coincident with No. 622 Ridge Street (Lot No. 2), passing through an existing party wall North 80 degrees - 30 minutes - 00 seconds West 70.00 feet; thence, coincident with property of now or late Francis I. Orban North 09 degrees - 30 minutes - 00 seconds East 16.50 feet to a drill hole; thence, coincident with lands of others South 80 degrees - 30 minutes - 00 seconds East 70.00 feet to the point of **BEGINNING**.

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CONTAINING: 0.0265 Acres.

Being a part of the premises which Leonard O. Gruppo and Lucille Gruppo, husband and wife, by deed dated September 18, 1985 and recorded in the Northampton County Recorder of Deeds Office in Deed Book 687, page 281, granted and conveyed unto Roderick Stoeckel, Grantor herein.

Tax I.D. No. Map P6SE2D Block 17 Lot 11

RECORDER OF DEEDS
NORTHAMPTON COUNTY
PENNSYLVANIA

INSTRUMENT NUMBER
1999015029

RECORDED ON
APR 14, 1999
10:39:24 AM

AFFORDABLE HOUSING	\$11.05
AFFORDABLE HOUSING - ADMIN FEE	\$1.95
RECORDING FEES	\$13.00
STATE TRANSFER TAX	\$370.00
STATE WRIT TAX	\$0.50
BETHLEHEM CITY	\$370.00
COUNTY RECORDS IMPROVEMENT FEE	\$1.00
DEEDS RECORDS IMPROVEMENT FEE	\$1.00
TOTAL	\$768.50



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

Ann L. Achatz

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051700

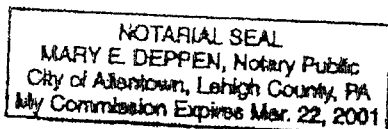
NORTHAMPTON COUNCIL

Commonwealth of Pennsylvania
County of Lehigh

ss:

On this, the 9th day of April, 1999, before me, a Notary Public for the Commonwealth of Pennsylvania, personally appeared **Roderick Stoeckel** known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.



Mary E. Deppen
Notary Public

FILE NO: B-109MED

I hereby certify that the address of the
above-named Grantee is:

1845 Watkins Street, Bethlehem, PA 18017 - 5248

K. Butler

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051702

This Indenture, Made this

1985 SEP 19 PM 12:49
RECORDED
COUNTY OF NORTHAMPTON

18th day of September in the year of our Lord
one thousand nine hundred and Eighty-Five (1985)

Between LEONARD Q. GRUPPO and LUCILLE GRUPPO, his wife, of the Township of Washington, County of Northampton and Commonwealth of Pennsylvania, Grantors, hereinafter referred to as Parties of the First Part,

-AND-

RODERICK STOECKEL, Single, of R.D.#1, Box 400A, Macungie, Lehigh County, Commonwealth of Pennsylvania, Grantee, hereinafter referred to as Party of the Second Part,

~~At the second part~~ **Witnesseth,** That the said parties of the first part, for and in consideration of the sum of Forty-Five Thousand (\$45,000.00) Dollars-----

lawful money of the United States of America, well and truly paid by the said party of the second part to the said parties of the first part, at and before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, entailed, released, conveyed and confirmed and by these presents do grant, bargain, sell, alien, entail, release, convey and confirm unto the said party of the second part, his heirs and assigns.

ALL THOSE TWO CERTAIN following described tracts of land situate in the City of Bethlehem, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

TRACT No. 1: All that certain lot of land with buildings thereon situate on Ridge Street, according to Plan of L.S. Jacoby, C.D., called Plan of Lots near South Bethlehem, Northampton County, Pa., E.A. Doster, Trustee, 1887, bounded and described as follows, to wit:

BEGINNING at a point distant 63 feet and 6 inches south from the southwest corner of Ridge Street and a certain 20 feet wide alley now known as Sullivan Street, said mentioned point of beginning, being in exact line with the middle of a partition wall separating the house erected on these premises from the one adjoining on the north, thence southward along said west side of Ridge Street, a distance of 16 feet, 6 inches and of said width by parallel lines in a westerly direction a distance of 70 feet. Rounded on the south by Lot No. 161, on the west by property of William Dlugoz and Paul Dlugoz, and on the north by other properties of the Grantor and on the east by Ridge Street.

TRACT No. 2: All that certain lot of land with buildings thereon, situate on Ridge Street, according to Plan of L.S. Jacoby, C.E., called Plan of Lots near South Bethlehem, Northampton County, State of Pennsylvania, H.A. Doster, Trustee 1838, bounded and described as follows, to wit:

BEGINNING at a point 47 feet, south from the southwest corner of Ridge Street and a 20 feet wide alley, now Sullivan Street; thence southwardly along the west side of Ridge Street a distance of 16 feet and 6 inches to a point which point is in exact line with the middle of a partition wall separating the house erected on these premises from the adjoining on the south; thence of that said width of 16 feet and 6 inches and by parallel line in a westerly direction a distance of 70 feet, bounded on the south by other property of the Grantor, on the west by property of William Dlugosz, on the north by other property of William Dlugosz, and on the east by Ridge Street.


HAVING ERECTED THEREON a dwelling known and numbered as 620-622 Ridge Street, Bethlehem, Northampton County, Pennsylvania.

Bethlehem City Tax \$450.00
Bethlehem Real Estate Stamp

203-1-78

IT BEING the same premises which Ambrose J. Zaun and Joanne M. Zaun, his wife, did by their deed dated the 30th day of March, 1977, grant and convey unto Leonard Q. Gruppo and Lucille Gruppo, his wife, said deed being duly recorded in the Office for the Recording of Deeds in and for Northampton County at Easton, Pennsylvania in Deed Book Volume 562 at Page 91. Reference thereunto being had, the same does therein more fully and at large appear.

018194 COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALTY
TRANSFER TAX SEP 19'85
PB.11176



450.00

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof: And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said parties of the first part, of, in, and to the said premises, with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances unto the said parties of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said parties of the second part, their heirs and assigns forever,

And the said Parties of the First Part, their

heirs, executors and administrators, do by these presents, covenant, grant and agree, to and with the said parties of the second part, their heirs and assigns forever, that they the said Parties of the First Part, their heirs, 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 parties of the second part, their heirs and assigns, against them the said Parties of the First Part, their heirs, 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.

In witness whereof, the said parties of the first part to these presents have hereunto set their hands and seals. Dated the day and year first above written.

Signed, Sealed and Delivered }
IN THE PRESENCE OF US

Jan O. [unclear]

Leonard Q. Gruppo
Leonard Q. Gruppo
Lucille Gruppo
Lucille Gruppo



Revised, the day of the date of the above Indenture of the above named

State of PENNSYLVANIA }
County of NORTHAMPTON } ss.

On the 18th day of September, 1985, before me,
a Notary Public in and for County and State aforesaid,
the undersigned officer, personally appeared LEONARD Q. GRUPPO and LUCILLE GRUPPO,
his wife,

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the
within instrument, and acknowledged that they executed the same for the
purposes therein contained, and desired the same might be recorded as such.

In Witness Whereof, I hereunto set my hand and official seal.

The address of the within-named Grantee
is RD #1, Box 400A
Macungie, PA 18062
On behalf of the Grantee

Lynette Berman
LYNETTE BERMAN, Notary Public
Bangor, Northampton County, Pa.
My Commission Expires November 12, 1987
Title of Office

Deed.

BETWEEN:

LEONARD Q. GRUPPO and
LUCILLE GRUPPO, his
wife,

Grantors

-AND-

RODERICK STOECKEL, Single,

Grantee

1985 John C. Clark Co., Phila. 734

ZITO, MARTINO and KARASEK
ATTORNEYS-AT-LAW
641 MARKET STREET
BANGOR, PENNSYLVANIA
18013

Recorded, in the Office for the Recording of Deeds in and for

in Deed Book

page

&c.

No.

Witness my hand and seal of Office this

day of

Anno Domini 19

Recorder

Deputy Recorder

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1381 B-45000
945000

X

2708310
This Indenture, Made the 25th day of
August in the year of one thousand nine hundred and ninety five (1995)

Between

Roderick Stoeckel, single

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



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

Ann L. Alesky

Kimberly Fletcher, single

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

Witnesseth

That the said Grantor for and in consideration of the sum of
(\$41,000.00) lawful money of the United States of America, unto him well and truly paid by the
said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby
acknowledged, granted, bargained and sold, released and confirmed, and by these presents does
grant, bargain and sell, release and confirm unto the said Grantee, as sole owner, her heirs
and assigns,

ALL THAT CERTAIN lot, tract or parcel of land with the dwelling thereon, situated along the
westerly side of Ridge Street being the southerly one-half (1/2) of a two family dwelling known
as No. 622 Ridge Street and designated as Lot No. 2 on the Final-Minor Subdivision Plan of
property for Roderick Stoeckel, prepared by Martin H. Schuler Company, Engineers and
Surveyors of Allentown, Pennsylvania; which plan is recorded in the office of the Recorder of
Deeds in and for the County of Northampton, at Easton, Pennsylvania in Map Book Volume
1995-5, Page 251; situated in the city of Bethlehem, County of Northampton and
Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point, on the westerly right-of-way line of Ridge Street (57.50 feet wide) said
point being in line of No. 620 Ridge Street, further located South 09 degrees - 30 minutes - 00
seconds West 63.50 feet from the intersection formed by said westerly right-of-way line of Ridge
Street with the southerly right-of-way line of Sullivan Street (20 feet wide):

THENCE, coincident with said westerly right-of-way line of Ridge Street South 09 degrees - 30
minutes - 00 seconds West 16.50 feet to a drill hole;

THENCE, coincident with lands of now or late Andrew F. and Anna A. Soos North 80 degrees -
30 minutes - 00 seconds West 70.00 feet to an iron pin;

THENCE, coincident with property of now or late Andrew and Sophia Badner North 09
degrees - 30 minutes - 00 seconds East 16.50 feet;

THENCE, coincident with No. 620 Ridge Street (Lot No. 1) passing through a party wall South
80 degrees - 30 minutes - 00 seconds East 70.00 feet to the point of beginning.

IT BEING THE SAME PREMISES which Leonard Q. Gruppo and Lucille Gruppo, his wife, by
Deed dated September 18, 1985, and recorded September 19, 1985 in the Office of the Recorder
of Deeds in and for Northampton County, Pennsylvania, in Deed Book 687, Page 281, granted
and conveyed unto Roderick Stoeckel, single.

Also known as parcel number P6SE2D/17/11

Together

with all and singular the buildings 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 the said grantor, as well
at law as in equity, of, in and to the same.

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080514

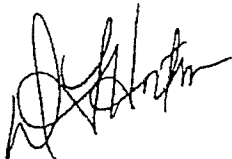
To have and to hold the said lot or piece of ground described hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever.

And the said Grantor, his heirs, executors and administrators do covenant, promise and agree, to and with the said Grantee, her heirs and assigns, by these presents, that the said Grantor and his heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantee, her heirs and assigns, against the said Grantor and his heirs, and against all and every person and persons whosever lawfully claiming or to claim the same or any part thereof, by, from or under or any of them, shall and will specially

WARRANT and forever DEFEND.

In Witness Whereof, the party of the first part hereunto set his hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

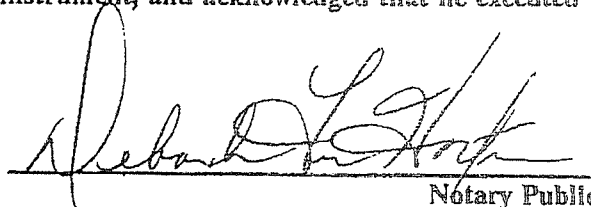


Roderick E. Stoeckel (SEAL)
Roderick Stoeckel
Roderick Stoeckel (SEAL)

Commonwealth of Pennsylvania
County of Lehigh ss:

On this, the 25th day of August, 1995, before me, a Notary Public the undersigned Officer, personally appeared Roderick Stoeckel known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.


Notary Public

I hereby certify the address
of the above-named Grantee(s)
is: 622 Ridge Street

Bethlehem, PA 18015-3534

NOTARIAL SEAL
DEBORAH FERN HARTMAN, Notary Public
City of Allentown, Lehigh County, PA
My Commission Expires May 22, 1999

RECORDER OF DEEDS
NORTHAMPTON COUNTY
PENNSYLVANIA
INSTRUMENT NUMBER
1995025743
RECORDED ON
Aug 31, 1995
11:13:45 AM
STATE TRANSFER TAX \$ 410.00
STATE WRIT TAX \$ 0.50
RECORDING FEES \$ 13.00
BETHLEHEM AREA SCHOOL
DISTRICT \$ 0.00
BETHLEHEM CITY \$ 410.00
TOTAL \$833.50

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