COPY

COUNTY OF NORTHAMPTON

RECORDER OF DEEDS
NORTHAMPTON COUNTY GOVERNMENT CENTER
669 WASHINGTON STREET
EASTON, PENNSYLVANIA 18042-7486
Area Code (610) 829-6210
Dorothy J. Edelman - Recorder

AFFIDAVIT FILED

Book - 2025-1 Starting Page - 267346
***Total Pages - 5**

NCGIS Registry UPI Certification
On December 30, 2025 By SRM

Instrument Number - 2025028561
Recorded On 12/30/2025 At 11:58:47 AM
*** Instrument Type - DEED**
Invoice Number - 1122230
*** Grantor - DANDI, ROBERT**
*** Grantee - DANDI, ROBERT**
User - SLR
*** Customer - CHRISTOPHER T SPADONI**

* FEES	
STATE WRIT TAX	$0.50
JCS/ACCESS TO JUSTICE	$41.25
RECORDING FEES	$13.00
AFFORDABLE HOUSING	$14.02
AFFORDABLE HOUSING - ADMIN FEE	$2.48
COUNTY RECORDS IMPROVEMENT FEE	$2.00
DEEDS RECORDS IMPROVEMENT FEE	$3.00
UPI CERTIFICATION FEE	$10.00
TOTAL PAID	$86.25

***RECORDED BY:**
CHRISTOPHER T SPADONI
[redacted]

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

RECORDER OF DEEDS OF NORTHAMPTON COUNTY PENNSYLVANIA

Dorothy J. Edelman

Dorothy J. Edelman
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW THE FIRST PAGE
OF THIS LEGAL DOCUMENT

00KMZQ

Book: 2025-1 Page: 267346

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

Premises: 624 Shields Street, Bethlehem, PA

Parcel ID: P6SE2D-17-23 – 0204

DEED

THIS DEED, made the 29 day of December in the year Two Thousand Twenty Five (2025)..

BETWEEN Robert Dandi, party of the first part, hereinafter referred to as Grantor.

-AND-

Robert Dandi, party of the second part, hereinafter referred to as Grantee.

WITNESSETH, that in consideration of ONE DOLLAR ($1.00) in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, his heirs and assigns,

ALL THAT CERTAIN messuage, tenement and parcel of land situate along the easterly wide of Shields Street, between Sullivan and East Seventh Streets, and commonly known as Number 624 Shields Street, in the City of Bethlehem, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at apoint on the easterly side of Shields Street, distant sixty-three and five-tenths (63.5) feet southwardly along the easterly side of Shields Street from its intersection with the southerly side of Sullivan Street; thence extending South eight degrees forty-five minutes West (S 8° 45' W) along the easterly side of Shields Street sixteen and five-tenths (16.5) feet to a point; thence extending South eighty-one degrees twenty-two minutes East (S 81° 22' E) along property now or late of Helen Wawrznisk a distance of seventy (70) feet to a point; thence

Book 20125-1 Page 2673847

extending North eight degrees forty-five minutes West (N 8° 45' W) along property now or late of Michael Sapello a distance of sixteen and five-tenths (16.5) feet to a point in line of land now or late of Adam P. Malik and Irene L. Malik; thence extending North eighty-one degrees twenty-two minutes West (N 81° 22' W) along land now or late of the said Adam F. Malik and Irene L. Malik, a distance of seventy (70) feet to a point on the easterly side of Shields Street, the point the piece of beginning.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER:
MAP P6SE2D Block 17 Lot 23

BEING part of the same premises which Robert Dandi and Madelin Ortega by their deed dated May 26, 2021 and recorded in the Northampton County Recorder of Deeds Office at Book 2021-1 Page 205271 granted and conveyed unto Robert Dandi, Grantor herein.

THIS IS A TAX EXEMPT TRANSACTION BEING A CONVEYANCE FROM ROBERT DANDI AS GRANTOR TO ROBERT DANDI AS GRANTEE AND PURSUANT TO THE PENNSYLVANIA REALTY TRANSFER TAX ACT IS TAX EXEMPT.

THE SAID GRANTOR DOES HEREBY WARRANT SPECIALLY THE PROPERTY HEREIN CONVEYED,

The said Grantor has hereunto set his hand and seal this 29 day of December, 2025

SIGNED, SEALED and
DELIVERED in the
presence of:

_____(SEAL)
ROBERT DANDI

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF NORTHAMPTON)

On this, the 29th day of December 2025, before me, a Notary Public, the undersigned officer, personally appeared Robert Dandi, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

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

Yasmin Ammirato
Notary Public

Commonwealth of Pennsylvania - Notary Seal
YASMIN AMMIRATO - Notary Public
Northampton County
My Commission Expires July 31, 2028
Commission Number 1373137

I HEREBY CERTIFY that the precise address of the Grantee herein is:

[redacted]

Christopher T. Spadoni, Esq.
PA ID #24817
On behalf of the Grantee

Doc ID # 20250285601

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	0.00
Book Number	2025-1
Page Number	267346
Date Recorded	12-30-2025

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. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name
Christopher T. Spadoni, Esq.
[redacted]

B. TRANSFER DATA

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Robert Dandi	Robert Dandi
Mailing Address [redacted]	Mailing Address [redacted]

D. REAL ESTATE LOCATION

Street Address	City, Township, Borough
624 Shields Street	Bethlehem, Northampton County

County	School District	Tax Parcel Number
Northampton	Bethlehem	P6SE2D-17-23

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☐ N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
$1.00	+ -0-	= $1.00
4. County Assessed Value	**5. Common Level Ratio Factor**	**6. Fair Market Value**
20,400.00	× 5.88	= 119,952.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
100%	100%	100%

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.) This is a Deed from Robert Dandi as Grantor to Robert Dandi as Grantee and is tax exempt.

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
[signature]	Christopher T. Spadoni, Esq.	12/29/25

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

COPY

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AFFIDAVIT FILED

Book - 2025-1 Starting Page - 267341
***Total Pages - 5**

Instrument Number - 2025028560
Recorded On 12/30/2025 At 11:58:46 AM
*** Instrument Type - DEED**
Invoice Number - 1122230
*** Grantor - DANDI, ROBERT**
*** Grantee - DANDI, ROBERT**
User - SLR
*** Customer - CHRISTOPHER T SPADONI**

NCGIS Registry UPI Certification
On December 30, 2025 By SRM

*** FEES**

STATE WRIT TAX	$0.50
JCS/ACCESS TO JUSTICE	$41.25
RECORDING FEES	$13.00
AFFORDABLE HOUSING	$14.02
AFFORDABLE HOUSING - ADMIN FEE	$2.48
COUNTY RECORDS IMPROVEMENT FEE	$2.00
DEEDS RECORDS IMPROVEMENT FEE	$3.00
UPI CERTIFICATION FEE	$10.00
TOTAL PAID	$86.25

***RECORDED BY:**
CHRISTOPHER T SPADONI
1413 EASTON AVE
BETHLEHEM, PA 18018-2618

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Dorothy J. Edelman
Recorder of Deeds

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Book: 2025-1 Page: 267341

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Premises: 623 Shields Street, Bethlehem, PA

Parcel ID: P6SE2D-16-14A-0204

DEED

THIS DEED, made the 29 day of December in the year Two Thousand Twenty Five (2025).

BETWEEN Robert Dandi, party of the first part, hereinafter referred to as Grantor.

-AND-

Robert Dandi, party of the second part, hereinafter referred to as Grantee.

WITNESSETH, that in consideration of ONE DOLLAR ($1.00) in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, his heirs and assigns,

ALL THAT CERTAIN tract, piece of parcel of land, together with the building erected thereon being a three car garage, lying and being in Fifth Ward, City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, being Parcel 2 of plan "Minor Subdivision - 621 Hayes Street," and said plan having been recorded in the Recorder of Deeds Office in and for Northampton County at Easton, Pennsylvania, in Plan Book 91, Page 254, bounded and described as follows:

BEGINNING at an iron post in the westerly line of Shields Street, a city street twenty (20) feet in width and said iron post being distant forty (40) feet on a course bearing South two degrees West (S. 2° W.) from the Southwesterly intersection of the street lines of said Shields Street and

Book 2025-1 Page 267342

Sullivan Street, a city street twenty (20) feet in width; thence, along said westerly line of Shields Street South two degrees West (S. 2° W.) forty (40) feet to a fence post; thence, along land now or formerly of John T. Gallagher and Antoinette Gallagher, wife, North eighty-eight degrees West (N. 88° W) forty (40) feet to an iron pipe; thence along Parcel 1 of the above reference minor subdivision North two degrees East (N. 2° E.) forty (40) feet to an iron pipe; thence, along land now or formerly of Lawrence P. Stelkner and Grace Stelkner, wife, South eighty-eight degrees East (S. 88° E) forty (40) feet to the place of beginning.

CONTAINING thirty-seven one thousandths (0.037) of an acre of land and being known as 623 Shields Street, according to the present system of City numbering.

All of which is more fully shown on map or plan entitled "Minor Subdivision - 621 Hayes Street, Scale is 1" x 20 feet, dated April 3, 1991, revised May 13, 1991 and being Parcel No. 2 of said Plan.

MAP P6SE2D Block 16 Lot 14A

BEING part of the same premises which Robert Dandi and Madelin Ortega by their deed dated May 26, 2021 and recorded in the Northampton County Recorder of Deeds Office at Book 2021-1 Page 205271 granted and conveyed unto Robert Dandi, Grantor herein.

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THE SAID GRANTOR DOES HEREBY WARRANT SPECIALLY THE PROPERTY HEREIN CONVEYED.

The said Grantor has hereunto set his hand and seal this 29 day of December, 2025.

SIGNED, SEALED and
DELIVERED in the
presence of:

_____(SEAL)
ROBERT DANDI

Doc ID # 202502856O

RECORDER'S USE ONLY

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.

State Tax Paid	0.00
Book Number	2025-1
Page Number	267341
Date Recorded	12-30-2025

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

Name: Christopher T. Spadoni, Esq.

Telephone Number: [redacted]

M[redacted]

B. TRANSFER DATA

C. Date of Acceptance of Document

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Robert Dandi	Robert Dandi
Mailing Address [redacted]	Mailing Address [redacted]
C[redacted]	
D[redacted]	
Street Address: 623 Shields Street	Bethlehem, Northampton County

County	School District	Tax Parcel Number
Northampton	Bethlehem	P6SE2D-16-14-A

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☐ N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
$1.00	+ -0-	= $1.00
4. County Assessed Value	**5. Common Level Ratio Factor**	**6. Fair Market Value**
8300.00	x 5.88	= 48,804.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
100%	100%	100%

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 _____
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☐ 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.)

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☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☒ Other (Please explain exemption claimed.) This is a Deed from Robert Dandi as Grantor to Robert Dandi as Grantee and is tax exempt.

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: _____ Christopher T. Spadoni, Esq. Date: 12/29/25

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