

EXHIBIT “A”

Tax Parcel No. 640703647766-01
532 N Law Street Allentown, PA 18102

RECORDED
03/27/2020 10:53:17 AM
RECORDER OF DEEDS
LEHIGH COUNTY
PENNSYLVANIA
Inst Num: 2020009195

QUITCLAIM DEED

THIS INDENTURE made the 4th day of March 2020.

BETWEEN The Redevelopment Authority of the City of Allentown, part[y/ies] of the first part,

AND

[grantee], The City of Allentown part[y/ies] of the second part,

KNOW ALL MEN BY THESE PRESENTS, in the County of Lehigh and Commonwealth of Pennsylvania, for and in consideration of the sum of One (\$1.00) dollar, in hand paid, the receipt whereof is hereby acknowledged, have remised, release, and quitclaimed, and by these presents do remise, release, and quitclaim, unto the said Grantee and to his heirs and assigns, forever;

ALL THAT CERTAIN piece or parcel of land situate in on the west side of North Law Street, in the 10th Ward of the City of Allentown, County of Lehigh, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West right of way line of North Law Street, (40 Feet Wide), said point being located 170.95 feet South of South right of way line of Allen Street; Thence along the West Right of way line of North Law Street, South 10 degrees 00 minutes East 16.50 feet to a point;

THENCE along the premises of house No. 530 N. Law Street, passing partly in through a party wall, South 80 degrees 00 Minutes West, 107.00 feet to a point on the East side of North Fair Street, (10.00 feet wide)

THENCE along the East side of N. Fair Street, North 10 degrees 00 Minutes West, 16.50 feet to a point;

THENCE along the premises of house No. 534 N Law Street, passing partly in through a party wall, North 80 degrees 00 minutes East, 107.00 feet to the place of beginning.

CONTAINING 1,765.5 Square Feet

4-2

BEING THE SAME PREMISES which Irene E. Kemmerer, widow, by her deed dated February 26, 1979, and recorded in the office for the Recording of Deeds at Allentown, Lehigh County, Pennsylvania in Deed Book Volume [1269] Page [977], granted and conveyed Charles J. Miller.

Said lot was sold from the Lehigh County Repository of Unsold Properties pursuant to the provisions of 972 P.S 5860.625 et. Seq. on January 29, 2015.

UNDER AND SUBJECT to reservations, restrictions and conditions appearing in the chain of title.

Actual consideration ONE Dollars (\$1.00).

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, right, title, interest, property, claim and demand whatsoever, either in law, equity or otherwise, howsoever, of, in and to the above-bargained premises.

TO HAVE AND TO HOLD the same to the said Grantee, and to his heirs and assigns, forever.

IN WITNESS WHEREOF, the said part[y/ies] of the first part [has/have] hereunto set [his/her/their] hands and seals the day and year first above written.

Kelly M. McKay
Attest

Constance Cowen (SEAL)
Constance Cowen - Chair
The Redevelopment Authority
of the City of Allentown

COMMONWEALTH OF PENNSYLVANIA

SS.:

On this, the 5 day of March 2020, before me, the undersigned officer, personally appeared Constance Cowen, on behalf of The REDEVELOPMENT AUTHORITY OF THE CITY OF ALLENTOWN, known to me (or satisfactorily proven) to be the person[s] whose name[s] [is/are] subscribed to the within instrument, and acknowledged that [he/she/they] executed the same for the purpose therein contained.

In witness whereof, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jean G. Brossman, Notary Public
City of Allentown, Lehigh County
My Commission Expires Dec. 15, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES


Notary Public

I HEREBY CERTIFY, that the precise address of the grantee[s] herein is:
435 Hamilton Street ALLENTOWN, PA 18101

Frank J. Busomax

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jean G. Brossman, Notary Public
City of Allentown, Lehigh County
My Commission Expires Dec. 15, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

REV-183
 BUREAU OF INDIVIDUAL TAXES
 PO BOX 280603
 HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
 STATEMENT OF VALUE**
 COMPLETE EACH SECTION

RECORDER'S USE ONLY
 State Tax Paid
 Book Page
 Instrument Number
 Date Recorded

SECTION I TRANSFER DATA

Date of Acceptance of Document

3/4/20
 Grantor(s)/Lessor(s) Redevelopment Authority Telephone Number 610-437-7733
 Mailing Address 245 N. 16th Street
 City Allentown State PA ZIP Code 18101
 Grantee(s)/Lessee(s) The City of Allentown Telephone Number 610-437-9999
 Mailing Address 435 Hamilton Street
 City Allentown State PA ZIP Code 18101

SECTION II REAL ESTATE LOCATION

Street Address 332 N. Lawrence Street
 City, Township, Borough Allentown
 County Lehigh School District Allentown
 Tax Parcel Number 64070364716601

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ☐ YES ☒ NO

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 0.00	5. Common Level Ratio Factor x 1.00	6. Computed Value = 0.00

SECTION IV 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 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Fill in the Appropriate Oval Below for Exemption Claimed.

- ☐ Will or intestate succession. (Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ 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 (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name City of Allentown Telephone Number 610-437-7610
 Mailing Address 435 Hamilton St. City Allentown State PA ZIP Code 18101

Under penalties of law, I declare that I have executed 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 3/10/2020

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

1830019105

1830019105

ANDREA E. NAUGLE
LEHIGH COUNTY CLERK OF JUDICIAL RECORDS



Recorder of Deeds Division
Karen S. Collura, Chief Deputy
Lehigh County Courthouse
455 W. Hamilton Street - Room 122
Allentown, PA 18101-1614
(610) 782-3162

***RETURN DOCUMENT TO:**

CITY OF ALLENTOWN
435 HAMILTON ST
3RD FLOOR
ALLENTOWN, PA 18101

Instrument Number - 2020009195

Recorded On 3/27/2020 At 10:53:17 AM

*** Instrument Type - DEED-QUIT CLAIM**

Invoice Number - 397521 User ID: JV

***Total Pages - 5**

*** Grantor - REDEVELOPMENT AUTHORITY OF THE CITY OF ALLENTOWN**

*** Grantee - ALLENTOWN CTY OF**

*** Customer - REDEVELOPMENT AUTHORITY OF THE CITY OF ALLENTOWN**

*** FEES**

STATE WRIT TAX	\$0.50
STATE JCS	\$40.25
RECORDING FEES	\$13.00
AFFORDABLE HOUSING	\$11.50
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
UPI CERTIFICATION FEES	\$10.00
TOTAL PAID	\$80.25

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 March 27, 2020 By LY

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 - 2020009195

