

# COUNTY OF NORTHAMPTON



**RECORDER OF DEEDS**  
 NORTHAMPTON COUNTY GOVERNMENT CENTER  
 669 WASHINGTON STREET  
 EASTON, PENNSYLVANIA 18042-7486  
 Area Code (610) 829-6210  
 Andrea F. Suter - Recorder  
 Dorothy J. Edelman - Lead Deputy  
 Barbara L. Manieri - Deputy

**Book - 2023-1 Starting Page - 20448**  
**\*Total Pages - 5**

Instrument Number - 2023002430  
 Recorded On 1/31/2023 At 10:54:52 AM

NCGIS Registry UPI Certification  
 On January 31, 2023 By SRM

- \* Instrument Type - DEED
- Invoice Number - 1052325
- \* Grantor - HAHN, DENNIS M
- \* Grantee - BETHLEHEM LANDFILL COMPANY
- User - MKTE
- \* Customer - FIRST AMERICAN TITLE INSURANCE COMPANY - NCS DENVER

**\* FEES**

STATE TRANSFER TAX	\$2,900.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES	\$13.00
AFFORDABLE HOUSING	\$14.02
AFFORDABLE HOUSING -	\$2.48
ADMIN FEE	
COUNTY RECORDS	\$2.00
IMPROVEMENT FEE	
DEEDS RECORDS	\$3.00
IMPROVEMENT FEE	
UPI CERTIFICATION FEE	\$10.00
SAUCON VALLEY AREA	\$1,450.00
SCHOOL REALTY TAX	
LOWER SAUCON	\$1,450.00
TOWNSHIP	
TOTAL PAID	\$5,885.25

**\*RECORDED BY:**

FIRST AMERICAN TITLE INSURANCE COMPANY -  
 NCS DENVER  
 1380 17TH ST  
 DENVER, CO 80202-1508

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



*Andrea F. Suter*

Andrea F. Suter  
 Recorder of Deeds

THIS IS A CERTIFICATION PAGE

## Do Not Detach

THIS PAGE IS NOW THE FIRST PAGE  
 OF THIS LEGAL DOCUMENT

**Book: 2023-1 Page: 20448**



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

**EXHIBIT**

**BLC 13**

exhibitsticker.com

PARCEL ID N8 14 1B 0719

Premises: 2396 Riverside Drive, Bethlehem, Pennsylvania 18015

PREPARED BY AND RETURN TO:  
FLORIO, PREUCCI, STEINHARDT, CAPPELLI, TIPTON & TAYLOR, LLC  
91 Larry Holmes Drive  
Suite 200  
Easton, Pennsylvania 18042

**DEED**

THIS INDENTURE, made the JANUARY 25 day of January, 2023, by and between  
**DENNIS M. HAHN and CHRISTINE E. HAHN**, husband and wife, of the County of  
Northampton in the Commonwealth of Pennsylvania, of the one part (hereinafter called the  
"Grantors"),

AND

**BETHLEHEM LANDFILL COMPANY**, a corporation organized and existing under the  
General Corporation Law of the State of Delaware, of the other part (hereinafter called the  
"Grantee").

WITNESSETH, that the Grantors for and in consideration of the sum of Two Hundred Ninety  
Thousand Dollars and 00/100 (\$290,000.00), lawful money of the United States of America,  
unto them well and truly paid by the said Grantee at or before the sealing and delivery hereof, the  
receipt whereof is hereby acknowledged, has granted, bargained and sold, released, and  
confirmed, and by these presents, does grant, bargain and sell, release, and confirm unto the said  
Grantee and to the heirs and assigns of such survivor,

TRACT NO. 1

ALL THOSE CERTAIN two lots or pieces of ground situate, lying and being in the  
Township of Lower Saucon in the County and State aforesaid being Lot Nos. 1, 2, 19 and  
20 on the general plan of Lots laid out by the said Abraham S. Shimer, bounded and  
described as follows, to wit:

LOT NO. 1 - consisting of Lots Nos. 1 and 2 on the said plan, BEGINNING at the  
Southwest corner of Rail Road and Chestnut Streets; thence along Chestnut Street, South  
sixteen degrees East, one hundred and twenty feet to a corner; thence along a public alley,  
South seventy-four degrees West, one hundred and twenty feet to a corner on Lot No. 3,  
thence along said Lot No. 3, North sixteen degrees West, one hundred and twenty feet to  
Rail Road Street; thence along said Rail Road Street, North seventy-four degrees East,  
one hundred and twenty feet to the place of beginning. CONTAINING fourteen thousand  
four hundred square feet of ground.

LOT NO. 2 - consists of Lots No. 19 and 20, on the said plan, BEGINNING at the Northeast corner of Lot No. 20; thence along Chestnut Street, South sixteen degrees East, one hundred and twenty feet to a corner on Centre Street; thence along said Centre Street, South seventy-four degrees West, one hundred and twenty feet to a corner on Lot No. 18; thence along said Lot No. 18 North sixteen degrees West, one hundred and twenty feet to the aforesaid alley; thence along said alley, North seventy-four degrees East, one hundred and twenty feet to the place of beginning. CONTAINING fourteen thousand four hundred square feet of ground.

TRACT NO. 2

ALL THOSE CERTAIN two building lots situate lying and being in the Township of Lower Saucon in the County and State aforesaid, bounded and described as follows, to wit:

LOT NO. 1 - BEGINNING at a corner on the South side of Rail Road Street on the plot or draft of building lots laid out by Abraham S. Shimer; thence along Chestnut Street South forty-three degrees and a half East one hundred and thirty-six feet to a public alley; thence along the North side of said public alley South seventy-four degrees West forty-eight feet to a corner on Lot No. 1; thence along said Lot No. 1 North sixteen degrees West one hundred and twenty feet to the place of beginning. CONTAINING two thousand eight hundred and eighty square feet of ground more or less.

LOT NO. 2 - BEGINNING at a corner of said Chestnut Street and the aforesaid public alley; thence along the South side of said alley South seventy-four degrees West fifty-two feet to a corner on Lot No. 20; thence along said Lot No. 20 South sixteen degrees East one hundred and twenty feet to a corner on Centre Street; thence along the North side of said Centre Street North seventy-four degrees East one hundred feet to a corner on said Chestnut Street; thence along the West side of said Chestnut Street North forty-three degrees and a half West one hundred and thirty-six feet to the place of beginning. CONTAINING nine thousand one hundred and twenty square feet of ground, more or less.

BEING the same premises which Davis J. Crowell, III, and Yvette M. Crowell, husband and wife, by Deed dated October 09, 1985 and recorded January 13, 1986 in Northampton County at Deed Book 694 Page 764, granted and conveyed unto Dennis M. Hahn and Christine E. Hahn, husband and wife, in fee.

BEING PARCEL NO. N8-14-1B-0719

UNDER AND SUBJECT to covenants, easements, restrictions and reservations appearing in the chain of title or otherwise visible upon the land.

TOGETHER WITH a perpetual easement to draw water from a well on an adjoining property, as appears more specifically by reference to a Deed of Easement from Davis J. Crowell, Jr. and Elizabeth V. Crowell, husband and wife, to Dennis M. Hahn and Christine E. Hahn, husband and wife, said Deed of Easement dated October 9, 1985, and recorded in the Recorder of Deeds Office in Northampton County, Pennsylvania in Deed Book 694, Page 766.

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 any appertaining, and the reversions and remainders, rents, issues, and profits thereof; and also, all the estate, right, title, interest, property, claim, and demand whatsoever of them, the said Grantors, as well at law as in equity, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground described with the buildings and improvements thereon erected, hereditaments and the premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its heirs and assigns, to and for the only proper use and behoof of the said Grantee, its heirs and assigns of such survivor forever.

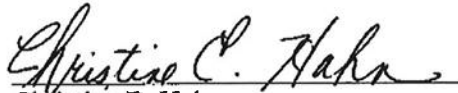
AND the Grantors for themselves, their heirs, executors, and administrators, do covenant, promise, and agree, to and with the said Grantee and the survivor of them, and the heirs and assigns of such survivor, by these presents that they, the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee and the survivor of them, and the heirs and assigns of such survivor, against them, the said Grantors and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under him, her or them, or any of them, shall and will SUBJECT as aforesaid, WARRANT and forever DEFEND.

IN WITNESS WHEREOF IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals on the day and year first above written.

GRANTORS:



Dennis M. Hahn



Christine E. Hahn

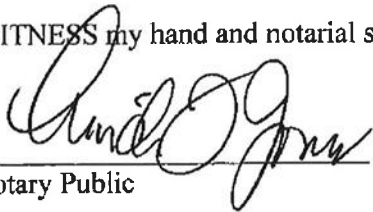
Commonwealth of Pennsylvania

County of LEHIGH )

) ss.

On the 25th day of JANUARY, 2023, before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of \_\_\_\_\_, personally appeared the above-named **Dennis M. Hahn and Christine E. Hahn**, husband and wife, and in due form of law acknowledged the above Indenture to be their voluntary act and deed, and desired the same might be recorded as such.

WITNESS my hand and notarial seal the day and year aforesaid.

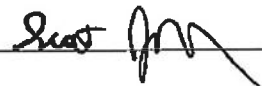
  
\_\_\_\_\_  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Linda F. Jones, Notary Public  
Lehigh County  
My commission expires August 5, 2024  
Commission number 1080213  
Member, Pennsylvania Association of Notaries

The address of the above-named Grantee is:

3 Waterway Square Place, Suite 110  
The Woodlands, TX 77380-3488  
Attn: Legal Department

On Behalf of the Grantee

By:  \_\_\_\_\_

Deed effective as of January 30, 2023