

# ASTEAK LAW OFFICES

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GARY NEIL ASTEAK

726 WALNUT STREET  
EASTON, PENNSYLVANIA 18042  
610-258-2901  
FAX 610-258-0185

August 4, 1998

Board of Supervisors  
Lower Nazareth Township  
306 Butztown Road  
Bethlehem, PA 18020

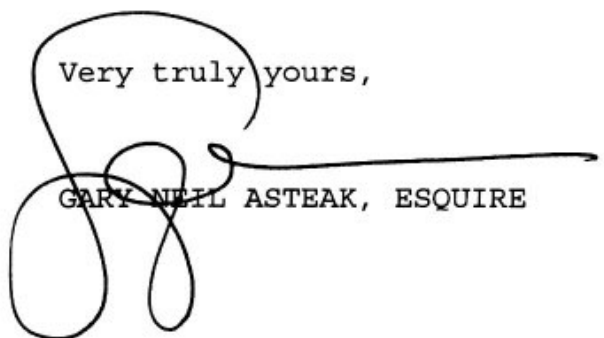
ATTN: Mary Ann McCarthy

RE: Kingston Property

Dear Mary Ann:

Enclosed herewith please find copy of Deed as recorded in the Office of the Recording of Deeds in and for Northampton County on July 31, 1998, in Volume 1998-1, Page 100742.

Very truly yours,

  
GARY NEIL ASTEAK, ESQUIRE

GNA:dym  
Enclosure

**THIS INDENTURE**

MADE THE Seventh Day of June, in the year Nineteen Hundred and Ninety-Eight ( 1998 ).

BETWEEN The Lauren Anne Kingston Trust , by Barbara M. Kingston, trustee, and Lauren Anne Kingston, individually, of the City of Bethlehem, Commonwealth of Pennsylvania, GRANTOR,

AND

The Township of Lower Nazareth, Commonwealth of Pennsylvania, GRANTEE.

WITNESSETH that in consideration of the sum of Seventy-Five Thousand Dollars (\$75,000.00) in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, their heirs and assigns,

**ALL THAT CERTAIN** lot or parcel of land situate in the Township of Lower Nazareth, County of Northampton, Commonwealth of Pennsylvania, and being designated as Lot 37, Plan of Surrey Glen, prepared by Keystone Consulting Engineers, Inc., recorded in Northampton County Records, Plan Book 90, page 72.

and

**ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER :**

**MAP : L7SW1 BLOCK : 1 LOT : 31**

**AND** further described as : ( see attached addendum )

Subject to easements and restrictions shown on the recorded plan.

And the said Grantor will warrant **SPECIALLY** the property hereby conveyed.

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Civil Engineers &amp; Surveyors

C-86-22

April 24, 1990

PROPERTY DESCRIPTION  
 LOT 37  
SURREY GLEN

ALL THAT CERTAIN lot or parcel of land situate northeast of the intersection of Hanoverville and Georgetown Roads and indicated as Lot 37 on the subdivision plan of Surrey Glen, prepared by Keystone Consulting Engineers, Inc. for Surrey Glen Development Corporation, recorded in Plan Book 90 on Page 72 in the Recorder of Deeds Office for Northampton County at Easton, Pennsylvania, in the Township of Lower Nazareth, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the northerly right-of-way line of Hanoverville Road (a 60.00 feet wide street), said point being a common corner of land herein described and Lot 36, Surrey Glen;

thence along the northerly right-of-way line parallel to and 30.00 feet distant from the centerline of Hanoverville Road, North  $88^{\circ}31'16''$  West, 45.00 feet to a point, a corner in common with lands now or formerly Mitchell J. Brown, III;

thence along lands now or formerly Mitchell J. Brown, III, North  $37^{\circ}56'38''$  West, 623.92 feet to a point on the easterly right-of-way line of Georgetown Road (a 60.00 feet wide street);

thence along the easterly right-of-way line parallel to and 30.00 feet distant from the centerline of Hanoverville Road, North  $01^{\circ}02'34''$  East, 969.84 feet to a point, a corner in common with Lot 14, Surrey Glen;

thence along Lot 14, and further along Lot 15, South  $53^{\circ}53'39''$  East, 392.50 feet to a point, a corner in common with Lot 16, Surrey Glen;

thence along Lot 16 and further along Lots 17 and 18, South  $89^{\circ}24'31''$

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C-86-22

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April 24, 1990

East, 395.00 feet to a point, a corner in line of Lot 20, Surrey Glen;

thence along Lot 20, South  $00^{\circ}35'29''$  West, 70.00 feet to a point, a corner in common with Lot 21, Surrey Glen;

thence along Lot 21, South  $53^{\circ}22'30''$  West, 198.40 feet to a point, a corner in common with Lot 22, Surrey Glen;

thence along Lot 22 the following two (2) courses and distances: 1) South  $29^{\circ}12'07''$  West, 62.65 feet to a point; 2) South  $00^{\circ}35'29''$  West, 65.00 feet to a point, a corner in common with Lot 23, Surrey Glen;

thence along Lot 23, and further along Lot 24, South  $00^{\circ}35'29''$  West, 360.68 feet to a point, a corner in common with Lot 25, Surrey Glen;

thence along Lot 25, South  $24^{\circ}39'03''$  East, 210.99 feet to a point, a corner in common with Lot 36, Surrey Glen;

thence along Lot 36 the following two (2) courses and distances: 1) South  $43^{\circ}55'16''$  West, 273.64 feet to a point; 2) South  $01^{\circ}28'44''$  West, 170.00 feet to a point being the point and place of BEGINNING.

CONTAINING 614,611 square feet of land, more or less.

SUBJECT to the easements, building restriction lines and covenants indicated on the plan of record.

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In Witness Whereof, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Scaled and Delivered

*The Lauren Anne Kingston Trust*  
The Lauren Anne Kingston Trust

by *Barbara M. Kingston, Trustee*  
Trustee Barbara M. Kingston

Commonwealth of Pennsylvania

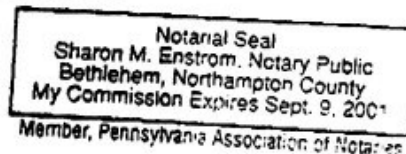
County of *Northampton* :ss.

On this, the *17* day of *June* 1998, before me a Notary Public, the undersigned officer, personally appeared Barbara M. Kingston, Trustee for The Lauren Anne Kingston 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 purpose therein contained.

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

*Sharon M. Enstrom*  
Notary Public

My Commission Expires:



I hereby certify that the precise post office address of the Grantee(s) herein is:

*306 Butztown Road  
Bethlehem, PA. 18020-9718  
Anthony Galino, Jr.*

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In Witness Whereof, the said Grantor has hereunto set her hand and seal the day and year first above written.  
Signed, Sealed and Delivered

*Lauren Anne Kingston*  
Lauren Anne Kingston



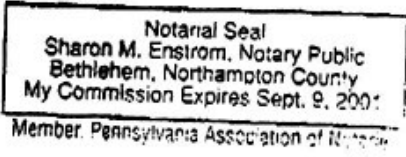
Commonwealth of Pennsylvania  
County of Northampton : ss.

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

On this, the 31 day of July, 1998, before me a Notary Public, the undersigned officer, personally appeared Lauren Anne Kingston 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 purpose therein contained.

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

*Sharon M. Enstrom*  
Notary Public



My Commission Expires :

RECORDER OF DEEDS  
NORTHAMPTON COUNTY  
PENNSYLVANIA  
INSTRUMENT NUMBER  
1998030454  
RECORDED ON  
JUL 31, 1998  
4:05:09 PM  
AFFORDABLE HOUSING \$11.05  
AFFORDABLE HOUSING - ADMIN FEE \$1.95  
RECORDING FEES \$15.50  
STATE TRANSFER \$750.00  
TAX  
STATE WRIT TAX \$0.50  
LOWER NAZARETH TOWNSHIP NAZARETH AREA SCHOOL DISTRICT COUNTY RECORDS \$375.00  
COUNTY RECORDS \$1.00  
IMPROVEMENT FEE \$1.00  
DEEDS RECORDS \$1.00  
IMPROVEMENT FEE \$1,531.00  
TOTAL

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