

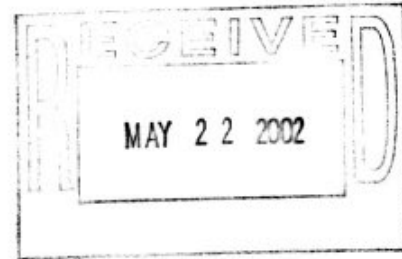
ASTEAK LAW OFFICES

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May 21, 2002

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

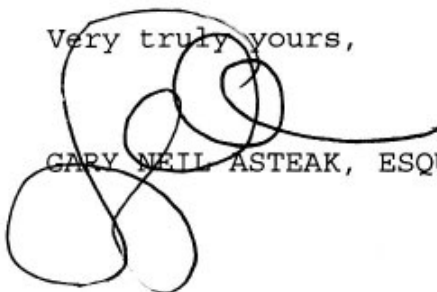


RE: Recreation Land Acquisition

Dear Board of Supervisors:

Enclosed herewith please find Deed as recorded in the Office for the Recording of Deeds in and for Northampton County in Volume 2002-1, Page 103706 along with Mortgage recorded in Volume 2002-1, Page 103711 in connection with the above-referenced land acquisition. Please keep these documents in a safe place for future reference.

Very truly yours,


GARY NEIL ASTEAK, ESQUIRE

GNA:dym
Enclosure

AFFIDAVIT FILED

DEED

THIS INDENTURE MADE the 22nd day of April, in the year of our Lord two thousand two (2002)

BETWEEN THOMAS P. STITT, SR., Executor of the Estate of Doris M. Remaly, deceased, late of the Township of Palmer, County of Northampton, Commonwealth of Pennsylvania, GRANTOR, party of the first part,

AND

TOWNSHIP OF LOWER NAZARETH, a Township of the Second Class, with principal offices located at 306 Butztown Road, Lower Nazareth Township, County of Northampton, Commonwealth of Pennsylvania, GRANTEE, party of the second part,

WHEREAS, DORIS M. REMALY, late of the Township of Palmer, County of Northampton, Commonwealth of Pennsylvania died testate on the 30th day of December, 1996; and

WHEREAS, under Article VII of her Last Will and Testament dated May 16, 1996, the said Doris M. Remaly named THOMAS P. STITT, SR., as the Executor of said Will; and

*WHEREAS, such Will of the said Doris M. Remaly was admitted to probate in the Office of the Register of Wills in and for Northampton County, Pennsylvania, on January 8, 1997 at File Number 1997-0028 at which time Letters Testamentary were issued to Thomas P. Stitt, Sr., as Executor and wherein and whereby, *inter alia*, she ordered and directed that the whole of her real estate be sold by her Executor.*

NOW, THIS INDENTURE WITNESSETH, that the said Grantor, for and in consideration of the sum of ONE DOLLAR AND 00/100 (\$1.00) lawful money of the United States of America, and good and valuable consideration well and truly paid by the said Grantee at or before the sealing and delivery hereof, receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released and confirmed, and by these presents does grant, bargain, sell, alien, release and confirm unto the said Grantee, its successors and assigns:

TRACT NUMBER FOUR - Parcel No. 1

ALL THAT CERTAIN LOT, parcel or tract of land situate on the northerly side of Newburg Road (LR 48063) and the easterly side of Georgetown Road (T436) partially in the Township of Lower Nazareth and partially in the Township of Upper Nazareth, County of Northampton and

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Commonwealth of Pennsylvania, being bounded and further described as follows, to wit:

BEGINNING at a point on the northerly right-of-way line of Newburg Road (LR 48063, 40 feet wide), said point being located 20 feet from the centerline of said Newburg Road and also in line with the lands now or formerly of Charles Washko, et al;

Thence along the northerly right-of-way line of Newburg Road (LR 48063) the following two courses and distances:

1. Along the arc of a curve to the left with a radius of 5749.65 feet, a central angle of 02 degrees, 06 feet, 54 inches, an arc length of 212.25 feet (chord: North 29 degrees, 13 feet, 42 inches West, 212.24 feet) to a point;
2. North 30 degrees, 17 feet, 09 inches West a distance of 812.01 feet to a point; said point being located 20 feet from the centerline of Newburg Road and also in line with the lands now or formerly of Harry S. and Agnes S. Walker;

THENCE along the lands now or formerly of Harry S. and Agnes S. Walker the following three courses and distances:

1. North 50 degrees, 20 feet, 53 inches East a distance of 331.66 feet to an iron pin set; THENCE
2. North 06 degrees, 04 feet, 53 inches East a distance of 176.13 feet to an iron pin set; THENCE
3. North 32 degrees, 20 feet, 07 inches West, a distance of 107.77 feet to a point; said point being in the centerline of Georgetown Road (T436, 33 feet wide); THENCE along the centerline of Georgetown Road (T436) the following seven courses and distances:

1. North 49 degrees, 58 feet, 16 inches East a distance of 357.17 feet to a point; THENCE
2. Along the arc of a curve to the right with a radius of 600.00 feet, a central angle of 29 degrees, 58 feet, 22 inches, an arc length of 313.88 feet (chord: North 64 degrees, 57 feet, 27 inches East, 310.31 feet) to a point; THENCE
3. North 79 degrees, 56 feet, 38 inches East a distance of 273.29 feet to a point; THENCE
4. Along the arc of a curve to the left with a radius of 480.00 feet, a central angle of 13 degrees, 12 feet, 50 inches, an arc length of 110.70 feet (chord: North 73 degrees, 20 feet, 14 inches East, 110.45 feet) to a point; THENCE
5. North 66 degrees, 43 feet, 49 inches East a distance of 308.84 feet to a point; THENCE
6. Along the arc of a curve to the right with a radius of 820.00 feet, a central angle of 19 degrees, 48 feet, 04 inches, an arc length of 283.39 feet (chord: North 76 degrees, 37 feet, 51 inches East, 281.98 feet) to a point; THENCE
7. North 86 degrees, 31 feet, 53 inches East a distance of 79.47 feet to a point; said point being

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on the centerline and also in line with the lands now or formerly of George and Doris Frack; THENCE departing from the centerline of Georgetown Road and along the lands now or formerly of George and Doris Frack the following two courses and distances:

1. South 81 degrees, 10 feet, 47 inches East a distance of 95.43 feet to a point; THENCE
2. South 11 degrees, 04 feet, 13 inches West a distance of 2.00 feet to a point; thence continuing along said lands now or formerly of George and Doris Frack, and also along the lands now or formerly of Calvin and Kimberly Metzger south 79 degrees, 34 feet, 18 inches East a distance of 673.77 feet to a concrete monument found; said concrete monument being in line with the lands now or formerly of John and Donna Halley; THENCE along the lands now or formerly of John and Donna Halley south 82 degrees, 32 feet, 07 inches East a distance of 53.09 feet to an iron pin set; said iron pin marking the northeast tract corner and being in line with the lands now or formerly of Charles Washko, William Washko and Gustave Fox; THENCE along said lands now or formerly of Charles Washko, William Washko and Gustave Fox South 12 degrees, 49 feet, 12 inches West a distance of 2043.64 feet to an iron pin set; said iron pin being in line with the lands now or formerly of Charles Washko, et al; THENCE along the lands now or formerly of Charles Washko, et al the following two courses and distances:

1. North 77 degrees, 07 feet, 43 inches West a distance of 1605.75 feet to a concrete monument found; THENCE
2. South 15 degrees, 37 feet, 22 inches West a distance of 224.58 feet to a point; The place of BEGINNING.

Containing approximately 88.065 acres. Subject to the right-of-way of Metropolitan Edison.

Said Parcel No. 1 being described according to a survey performed by Estate Developers and Engineers, Donald C. Frederickson, PE, PLS, dated January 9, 1989.

**Also known as Northampton County Uniform Parcel Identifier: Map K7, Block 19, Lot 25
ALL PROPERTY BEGIN CONVEYED HEREIN IS UNDER AND SUBJECT TO THE COVENANTS,
CONDITIONS, LIMITATIONS, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND AGREEMENTS OF
RECORD.**

IT BEING PART OF TRACT NUMBER FOUR, *being the same premises*, which Thomas G. Campbell, Executor by his Deed dated September 23, 1999 and recorded on November 12, 1999 in the Office for the Recording of Deeds in and for Northampton County at Easton, Pennsylvania in Deed Book Volume 1999-1, at Page 169222 granted and conveyed unto Thomas P. Stitt, Sr., Executor for the Estate of Doris M. Remaly.

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TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments, and appurtenances whatsoever, thereunto belonging or in any wise appertaining and the reversions and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property, claim, and demand whatsoever of **her, the said Doris M. Remaly** at and immediately before the time of **her decease**, in law, equity, or otherwise howsoever, of, in, to, or out of the same.

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

AND the said **Grantor**, for **itself and its** respective heirs, executors, personal representatives and administrators, **does** severally, and not jointly nor the one for the other nor for the act or deed of the other, but each for **its** own acts only, covenant, promise and agree to and with the said **Grantee, its successors** and assigns, that **it**, the said **Grantor**, has not heretofore done or committed any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged, or encumbered in title, charge, estate or otherwise howsoever.

In witness whereof, the said **Grantor** has hereunto set **his** hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of us

WITNESS:

ESTATE OF DORIS M. REMALY, DECEASED

Donna L. Stitt

By: *Thomas P. Stitt, Sr.* (SEAL)
Thomas P. Stitt, Sr., Executor

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