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

AFFIDAVIT FILED

Book - 2021-1 Starting Page - 290517
***Total Pages - 8**

Instrument Number - 2021032503
Recorded On 8/12/2021 At 9:20:38 AM

NCGIS Registry UPI Certification
On August 11, 2021 By HW

* Instrument Type - DEED
Invoice Number - 1002334
* Grantor - PORTLAND POWER LLC
* Grantee - BANGOR AREA COMMERCIAL AND INDUSTRIAL DEVELOPMENT AUTHORIT
User - KABE
* Customer - FIDELITY NATIONAL TITLE PHILADELPHIA COMMERCIAL - 1515 MARKE

*FEES	
STATE TRANSFER TAX	$50,000.00
STATE WRIT TAX	$0.50
JCS/ACCESS TO JUSTICE	$40.25
RECORDING FEES	$19.00
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
BANGOR AREA SCHOOL REALTY TAX	$25,000.00
PORTLAND BOROUGH	$1,500.00
UPPER MOUNT BETHEL TOWNSHIP	$23,500.00
TOTAL PAID	$100,091.25

***RECORDED BY:**
FIDELITY NATIONAL TITLE PHILADELPHIA
COMMERCIAL - 1515 MARKE
1700 MARKET ST STE 2100
PHILADELPHIA, PA 19103-3919

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

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

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Book: 2021-1 Page: 290517

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

(2)

Parcel: C12 5 6 0127 - 390 Delaware Avenue, Portland, PA. 18351

Parcel: C12 5 6 0131 - 5027 River Road, Mount Bethel, PA. 18343-0361

SPECIAL WARRANTY DEED

THIS DEED,

June 22nd

Executed as of ~~August 3~~, 2021 and made effective as of August 3, 2021,

BETWEEN

PORTLAND POWER, LLC, a Delaware Limited Liability Company, having an address of c/o GenOn Holdings, Inc., 1360 Post Oak Blvd., Houston, TX 77056, herein designated as the GRANTOR,

AND

BANGOR AREA COMMERCIAL AND INDUSTRIAL DEVELOPMENT AUTHORITY, a Pennsylvania corporation formed under the Pennsylvania Economic Development Financing Law, 73 P.S. Section 371, et seq. having an address of 123 Five Points Richmond Road, Bangor, PA 18013, herein designated as the GRANTEE;

WITNESSETH, that the said Grantor, for and in consideration of the sum of Five Million Dollars ($5,000,000,) in-hand paid, lawful money of the United States of America, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the Grantee, its successors and assigns:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND with any and all improvements thereon, situate in the Township of Upper Mount Bethel and in the Borough of Portland, County of Northampton, Commonwealth of Pennsylvania (the "Property"), more particularly described as follows:

All that certain parcel of land situate in the Township of Upper Mount Bethel, Borough of Portland, County of Northampton and Commonwealth of Pennsylvania, known as Lot A as shown on the GenOn Lot line Adjustment Plan dated March 20, 2020, of record in the Recorder's Office of Northampton County on September 28, 2020 at Instrument 2020027394, Book 2020-5, Page 457.

Being Tax Parcel C12 5 6 0131 and C12 5 6 0127

Chicago Title Insurance Company
Two Gateway Center
603 Stanwix Street, 19th Floor
Pittsburgh, PA. 15222
File No: PIT203376

UNDER AND SUBJECT to the same rights, privileges, agreements, rights of way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, plans, deeds of conveyances, or visible on the ground.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof.

AND ALSO all the estate right, title, interest, use, possession, claim and demand whatsoever of the Grantor both in law and in equity, of, in and to the Property herein described and every part and parcel thereof with the appurtenances.

TO HAVE AND TO HOLD all and singular the Property herein described together with the hereditaments and appurtenances unto the Grantee, its successors and assigns, and to the Grantee's proper use and benefit forever.

AND the said Grantor will **SPECIALLY WARRANT AND FOREVER DEFEND** the Property herein conveyed.

[This page ends here. Signature Page to Follow]

IN WITNESS WHEREOF, said Grantor has hereunto set its hands and seals, the day and year first written above.

Witnessed by:

PORTLAND POWER, LLC

By: _____ (SEAL)
Name: Jonathan Sacks
Title: Vice President

STATE OF Texas

COUNTY OF Harris : : SS: :

On this, the 22 day of June, 2021, before me, a Notary Public, the undersigned officer, personally appeared Jonathan Sacks, who acknowledged himself to be a Vice President of Portland Power, LLC, a Delaware Limited Liability Company, and that he, as such officer being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such officer.

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

RHONDA A HOFFMAN
Notary ID #10493824
My Commission Expires
December 21, 2022

Rhonda A. Hoffman
Notary Public
My Commission Expires: December 21, 2022

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the Grantee herein is as follows:

BANGOR AREA COMMERCIAL AND
INDUSTRIAL DEVELOPMENT AUTHORITY
123 Five Points Richmond Road
Bangor, PA 18013 - 5224

Grantee or Agent for Grantee

pennsylvania DEPARTMENT OF REVENUE (EX) MOD 06-19 (FI)

REV-183

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

1830019105

REALTY TRANSFER TAX STATEMENT OF VALUE

COMPLETE EACH SECTION

RECORDER'S USE ONLY

State Tax Paid: $50,000.00
Book: Page:
Instrument Number:
Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document			
6/22/2021			
Grantor(s)/Lessor(s)	Telephone Number	Grantee(s)/Lessee(s) Bangor Area Commercial and Industrial Development Authority	Telephone Number
Portland Power, LLC			
Mailing Address		Mailing Address	
1360 Post Oak Blvd.		123 Five Points Richmond Road	
City / State / ZIP Code		City / State / ZIP Code	
Houston / TX / 77056		Bangor / PA / 18013	

SECTION II REAL ESTATE LOCATION

Street Address	City, Township, Borough
See attached.	See attached
County	School District
Northampton	See attached

Tax Parcel Number: See attached

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ○ YES ● NO

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
5,000,000.00	+ 0.00	= 5,000,000.00
4. County Assessed Value	**5. Common Level Ratio Factor**	**6. Computed Value**
$1,058,100.00	x 4.00	= $4,232,400.00

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
$ 0	100 %	100 %

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		Telephone Number
Kenneth C. Foltz, Esquire		(412) 261-1600
Mailing Address	City / State / ZIP Code	
525 William Penn Place, 28th Floor	Pittsburgh / PA / 15219	

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: Kenneth C. Foltz — Date: 8/3/21

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

1830019105

1830019105

Realty Transfer Tax Statement of Value

Attachment

Grantor: Portland Power, LLC

Grantee: Bangor Area Commercial and Industrial Development Authority

Section II Real Estate Location

1. 5027 River Road, Upper Mount Bethel Township
   Northampton County, Bangor School District
   Parcel Number: C12 5 6 0131

1. 390 Delaware Ave, Portland Borough
   Northampton County, Bangor School District
   Parcel Number: C12 5 6 0127

EXHIBIT A TO STATEMENT OF VALUE

Parcel No.	Twp/School Dist.	Assessed Value
C12 5 6 0131	Upper Mt. Bethel/Bangor School	$ 1,026,800.00
C12 5 6 0127	Portland Borough/Bangor School	$ 31,300.00
	Total Assessed Value:	**$ 1,058,100.00**

Total Consideration = $5,000,000.00

Allocation of consideration:

$4,700,000.00– Upper Mt. Bethel **(94%)**

$300,000.00 – Portland Borough **(6%)**

Allocation of Transfer Taxes:

Upper Mt. Bethel/Bangor School = $4,700,000.00 x 1% = $47,000.00 (Transfer Tax)

Portland Borough/Bangor School = $300,000.00 x 1% = $3,000.00 (Transfer Tax)

Pennsylvania = $5,000,000.00 x 1% = $50,000.00 (Transfer Tax)

GRAND TOTAL = $100,000.00 for Transfer Tax