

RESOLUTION NO. 07-2024-2

The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby adopts the following Resolution at its regular meeting held on July 11, 2024, at 7:00 P.M. (EST) at the Sterling R. Schoonover Municipal Center, to wit:

WITNESSETH:

WHEREAS, pursuant to the requirements of Township Resolution 12-2019-6, Maria Espinosa has presented a proposed Joinder Deed for properties described as fully set forth by the following deeds:

County	Deed Volume	Page	Tax Id. No.
Monroe	2615	6207	09.14A.1-2.23
Monroe	2640	414	09.14A.1-2.24

WHEREAS, a true and correct copy of the proposed Joinder Deed is attached hereto and made a part hereof as Exhibit "A";

WHEREAS, the proposed deed contains the requisite language relating to the combining and merging of the lots as stated in Township Resolution No. 12-2019-6; and,

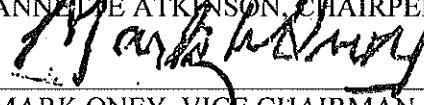
WHEREAS, the property owner has presented an original Tax Certification from the Monroe County Tax Claim Bureau which states that all real estate taxes are current and a true and correct copy of said Tax Certification for each parcel, identified herein, is attached hereto and made a part hereof as Exhibit "B."

NOW THEREFORE BE IT RESOLVED as follows:

1. The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby approves the proposed Joinder Deed as presented for filing purposes; and
2. The property owner shall execute and file the proposed Joinder Deed as presented within (90) days of approval of this Resolution and failure to file said document within (90) days shall void this Resolution.

IN WITNESS WHEREOF, the aforesaid Resolution is hereby adopted as of the day and year first above set forth.

TOWNSHIP OF MIDDLE SMITHFIELD

ANNE D. ATKINSON, CHAIRPERSON

MARK ONEY, VICE CHAIRMAN

(Twp. Seal)


MICHELE L. CLEWELL, SECRETARY

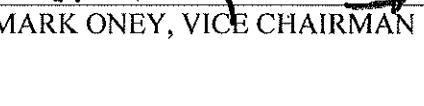

MICHAEL DWYER, SUPERVISOR

Exhibit A

 COPY

JOINDER DEED

Parcel ID # 09.14A.1-2.23 & 09.14A.1-2.24

THIS INDENTURE made the 10th day of JUNE in the year of Two Thousand Twenty-Four (2024).

BETWEEN

MARIA ESPINOSA, A SINGLE WOMAN,
(hereinafter called the Grantor), of the one part, and

MARIA ESPINOSA, A SINGLE WOMAN,
(hereinafter called the Grantee), of the other part

WITNESSETH that the said Grantor for and in consideration of the sum of One and 00/100 Dollar (\$1.00) lawful money of the United States of America, unto her 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, her heirs and assigns, described herein, in wit;

PARCEL NO. 09.14A.1-2.23

ALL THOSE CERTAIN lots or parcels of land, situate lying and being in the Development of Monroe Lake Shores, Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, to wit:

Parcel I: Lots No. 21, Block 2, of Unit No. 1 as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by a Certified Land Surveyor and of Record in the Recorder of Deeds Office of Monroe County, Pennsylvania, in Plot 8A, Page 113.

Parcel II: Lots Nos. 20 and 22, Block No. 2, of the Unit No. 1, as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by a Certified Land Surveyor and of Record in the Recorder of Deeds Office of Monroe County, Pennsylvania, in Plot Book 8A, Page 113.

Parcel III: Lots No. 23 and 25, Block No. 2 of the Unit No. 1 as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by a Certified Land Surveyor and of Record in the Recorder of Deeds Office of Monroe County, Pennsylvania, in Plot Book 8A, Page 113.

BEING KNOWN AS: Lots 20, 21, 22, 23 & 25, Block No. 2, Unit 1

The above parcels have become merged into one parcel for taxing purposes, and shall not be separately conveyed without prior express approval of the municipality, as provide for by law.

BEING THE SAME PREMISES which Livingston Llerena, a single woman, by deed dated August 11, 2022, and recorded in the Office for Recording of Deeds, Monroe County, Pennsylvania August 12, 2022, in Deed Book 2615, Page 6207, granted and conveyed unto Maria Espinosa, grantors hereof, in fee.

PARCEL NO. 09.14A.1-2.24

ALL of the following described lot, or parcel, of land, situate, lying and being in the development of Monroe Lake Shores, County of Monroe, and Commonwealth of Pennsylvania, to wit:

Lot No. 24 in Block 2 of Unit No. 1 as shown on the survey and original plat of Monroe Lake Shores, Monroe County, Pennsylvania, made by certified land surveyor and of record Recorder of Deeds Office of Monroe County, Pennsylvania, in Plat Book 136 at Page 244, reference being made thereto for a more particular description of the Lot herein conveyed.

TOGETHER with all right, privileges, easements, and right-of-way more fully set forth in deed of Pocono Lake Sore, Inc. to the Grantors herein dated July 14, 1961 and recorded in the Office of Recorder of Deeds for Monroe County in Deed Book Volume 307, Page 981.

SUBJECT, NEVERTHELESS, to all of the restrictions and conditions fully set forth in the aforesaid deed of Pocono Lake Shore, Inc. to the Grantors herein.

BEING THE SAME PREMISES which The Tax Claim Bureau of Monroe County, Pennsylvania, by deed dated October 16, 2023, and recorded in the Office for Recording of Deeds, Monroe County, Pennsylvania October 27, 2023, in Deed Book 2640, Page 414, granted and conveyed unto Maria Espinosa, grantors hereof, in fee.

THIS CONVEYANCE IS EXEMPT FROM THE PAYMENT OF REALTY TRANSFER TAX IN THAT THE GRANTOR AND THE GRANTEE IS THE SAME PERSON.

THE ABOVE PARCELS SHALL HEREBY BECOME MERGED INTO ONE PARCEL FOR TAXING PURPOSES AND SHALL NOT BE SEPERATELY CONVEYED WITHOUT PRIOR EXPRESS APPROVAL OF THE MUNICIPALITY, AS PROVIDED BY LAW.

THE PARTIES HEREIN CONFIRM AND AGREE BY THEIR SIGNATURES ABOVE AND/OR ACCEPTANCE OF THIS DOCUMENT THAT THE PREPARER OF THIS DOCUMENT HAS NOT ADVISED THE PARTIES ON THE PROPRIETY OR SUITABILITY OF THE CONVEYANCE; HAS BEEN ENGAGED SOLELY FOR THE PURPOSE OF PREPARING THIS INSTRUMENT; HAS PREPARED THE INSTRUMENT ONLY FROM INFORMATION GIVEN TO PREPARER BY THE PARTIES AND/OR THEIR REPRESENTATIVES; HAS NOT VERIFIED THE ACCURACY OF THE CONSIDERATION STATED TO HAVE BEEN PAID OR UPON WHICH ANY TAX MAY HAVE BEEN CALCULATED; HAS NOT VERIFIED THE LEGAL EXISTENCE OR AUTHORITY OF ANY PARTY OR PERSON EXECUTING THE DOCUMENT; HAS NOT BEEN REQUESTED TO PROVIDE NOR HAS PREPARER PROVIDED A TITLE SEARCH, AN EXAMINATION OF TITLE OR LEGAL DESCRIPTION, AN OPINION ON TITLE, LEGAL REVIEW OR ADVICE OF ANY SORT, OR ADVICE ON PROPERTY TAXES, REASSESSMENTS, OTHER TAXES OR THE TAX, LEGAL OR NON-LEGAL CONSEQUENCES THAT MAY ARISE FROM THE CONVEYANCE; AND THAT THEY AGREE TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE PREPARER FROM AND AGAINST ANY AND ALL LOSSES, LIABILITIES, CLAIMS, DEMANDS, ACTIONS, SUITS, PROCEEDINGS, AND COSTS OF EVERY NATURE ARISING THEREFROM. THE PARTIES HEREIN FURTHER AGREE AT ANY TIME, AND FROM TIME TO TIME, TO COOPERATE, ADJUST, INITIAL, EXECUTE, RE-EXECUTE AND REDELIVER SUCH FURTHER DEEDS AND DOCUMENTS, CORRECT ANY DEFECT, ERROR OR OMISSION AND DO ANY AND ALL SUCH FURTHER THINGS AS MAYBE NECESSARY TO IMPLEMENT AND CARRY OUT THE INTENT OF THE PARTIES IN MAKING THIS CONVEYANCE. PREPARER SHALL NOT BE LIABLE FOR ANY CONSEQUENCES ARISING FROM MODIFICATIONS TO THIS DOCUMENT NOT MADE OR APPROVED BY THE PREPARER.

UNDER AND SUBJECT TO Covenants, Conditions and Restrictions as appear in the chain of title in the Recorder of Deeds of Monroe County.

TOGETHER WITH all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises 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 of her, the said Grantor, as well at law as in equity, of, in and to the same.

TO HAVE and to hold the said lot or piece of ground described above, 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, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever.

AND the said Grantor, for herself and her heirs and assigns do hereby covenant and agree to and with the Grantee, her heirs and assigns, that the said Grantor will SPECIALLY warrant title to the property herein conveyed.

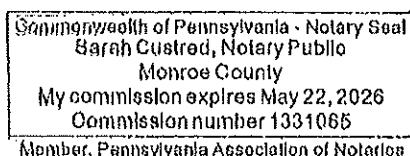
IN WITNESS WHEREOF, the party of the first part has hereunto set her hands and seals. Dated the day and year first above written.

Maria Espinosa _____ (SEAL)
Maria Espinosa

Commonwealth of Pennsylvania }
County of Monroe } ss

On this, the 10th day of June 2024, before me, the undersigned Notary Public, personally appeared Maria Espinosa, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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



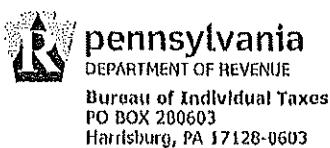
Sarah Cust
Notary Public
My commission expires: _____

The precise residence and the complete post office address of the above-named Grantee is:

6118 Ash Road
East Stroudsburg, PA 18301

Sarah Cust
On behalf of the Grantee

Prepared by: Powlette & Field, LLC
508 Park Avenue Stroudsburg, Pennsylvania 18360
Phone: (570) 424-8037



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for Instructions.

RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Elizabeth M. Field, Esq.	Telephone Number: (570) 424-8037		
Mailing Address 508 Park Avenue	City Stroudsburg	State PA	ZIP Code 18330

B. TRANSFER DATA

Date of Acceptance of Document 10/10/2024					
Grantor(s)/Lessor(s) Maria Espinosa	Telephone Number:	Grantee(s)/Lessee(s) Maria Espinosa	Telephone Number:		
Mailing Address 6118 Ash Rd	Mailing Address 6118 Ash Rd				
City East Stroudsburg	State PA	ZIP Code 18301	City East Stroudsburg	State PA	ZIP Code 18301

C. REAL ESTATE LOCATION

Street Address 6123 Ash Rd	City, Township, Borough Middle Smithfield Township		
County Monroe	School District East Stroudsburg	Tax Parcel Number 09.14A.1-2.23 & 09.14A.1-2.24	

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 1.00	2. Other Consideration +0.00	3. Total Consideration = 1.00
4. County Assessed Value 95,840.00	5. Common Level Ratio Factor X 1.78	6. Computed Value = 170,595.20

E. EXEMPTION DATA - Refer to instructions for exemption status.

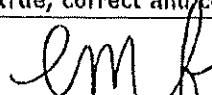
1a. Amount of Exemption Claimed \$ 170,595.20	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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2. Check Appropriate Box Below for Exemption Claimed.

<input type="checkbox"/> Will or intestate succession.	(Name of Decedent)	(Estate File Number)
<input type="checkbox"/> Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)		
<input type="checkbox"/> Transfer from a trust. Date of transfer into the trust _____		
If trust was amended attach a copy of original and amended trust.		
<input type="checkbox"/> Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)		
<input type="checkbox"/> 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.)		
<input type="checkbox"/> Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)		
<input type="checkbox"/> Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)		
<input type="checkbox"/> Statutory corporate consolidation, merger or division. (Attach copy of articles.)		
<input checked="" type="checkbox"/> Other (Please explain exemption claimed.) _____	The grantor and the grantee is the same person.	

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



Date
10/10/24

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

Exhibit B

lfdehaven
Date: 05/31/2024

COUNTY OF MONROE
TAX CERTIFICATION
TAX CLAIM BUREAU

Cert. No: 1655127

ESPINOSA MARIA
6118 ASH RD
EAST STROUDSBURG PA 18302
Land Assessment: 820
Bldg Assessment: 0
Total Assessment: 820
Balances as of 05/31/2024

District: MIDDLE SMITHFIELD TOWNSHIP
Deed:
Location: POCONO LAKESHORE INC
Parcel Id: 09.14A.1-2.24
Tax Account Id: 92394
Description:

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	INTEREST	COSTS	PAID	BALANCE
<u>NO TAX CLAIM TAXES DUE</u>							

MONROE COUNTY TAX CLAIM

Per: Glynne Lethbridge

***** NO PERSONAL OR PERSONAL BUSINESS CHECKS ACCEPTED *****
***** ENCLOSE SELF-ADDRESSED STAMPED ENVELOPE FOR RETURN RECEIPT *****
***** INTEREST CHARGED MONTHLY *****
***** FEE \$5.00 - THIS IS TO CERTIFY THAT ACCORDING TO OUR RECORDS *****
***** THE ABOVE INFORMATION IS TRUE AND ACCURATE FOR THE ABOVE ID *****

lfdehaven
Date: 05/31/2024

COUNTY OF MONROE
TAX CERTIFICATION
TAX CLAIM BUREAU

Cert. No: 1655129

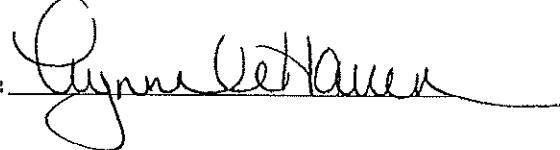
ESPINOSA MARIA
6118 ASH RD
EAST STROUDSBURG PA 18302
Land Assessment: 18,000
Bldg Assessment: 77,040
Total Assessment: 95,040
Balances as of 05/31/2024

District: MIDDLE SMITHFIELD TOWNSHIP
Deed:
Location: POCONO LAKESHORE INC
Parcel Id: 09.14A.1-2.23
Tax Account Id: 92392
Description:

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	INTEREST	COSTS	PAID	BALANCE
NO TAX CLAIM TAXES DUE							

MONROE COUNTY TAX CLAIM

Per:



***** NO PERSONAL OR PERSONAL BUSINESS CHECKS ACCEPTED *****
***** ENCLOSE SELF-ADDRESSED STAMPED ENVELOPE FOR RETURN RECEIPT *****
***** INTEREST CHARGED MONTHLY *****
***** FEE \$5.00 - THIS IS TO CERTIFY THAT ACCORDING TO OUR RECORDS *****
***** THE ABOVE INFORMATION IS TRUE AND ACCURATE FOR THE ABOVE ID *****



Map for Parcel Address: Ash Rd 24 East Stroudsburg, PA 18302, Parcel ID: 09731502059668

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Information Deemed Reliable But Not Guaranteed.
Contact us at crs@crsdata.com for Help

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