

RESOLUTION NO. 08-2024-2

The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby adopts the following Resolution at its regular meeting held on August 22, 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, Matthew Meola and Trevor Pachucki have presented a proposed Joinder Deed for properties described as fully set forth by the following deeds:

County	Deed Volume	Page	Tax Id. No.
Monroe	2627	8219	09.14A.1-9.17
Monroe	2627	8203	09.14A.1-9.15

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.

(Twp. Seal) Michele L. Clewell
MICHELE L. CLEWELL, SECRETARY

TOWNSHIP OF MIDDLE SMITHFIELD

Seawell Atkinson
ANNETTE ATKINSON, CHAIRPERSON

Mark Oney
MARK ONEY, VICE CHAIRMAN

Michael Dwyer
MICHAEL DWYER, SUPERVISOR

Exhibit A

Space Above the Line Intentionally Left Blank for Recorder's Use

Prepared By: Christopher Cummins
435 E. Wildey St Philadelphia , Pennsylvania 19125

After Recording Return To: Matthew Meola
32 Terrill Rd Old Bridge , New Jersey 08857

Parcel Identification Number: 09.14A.1-9.17 and #09/14A/1-9/15

JOINDER DEED

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

State of Pennsylvania

Monroe County

Matthew Meola, a married individual, residing at 32 Terrill Rd, Old Bridge , New Jersey, 08857 Trevor Pachucki, a married individual, residing at 17 Victory Ct, Old Bridge, New Jersey, 08857

(hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in Monroe County, Pennsylvania, to-wit:

Being known as Elm Rd, Middle Smithfield Township, Monroe County, East Stroudsburg School District. Tax Parcel Number 009.14A.1-9.17. Lot 17 Blk 9 Unit 1.

FEB 8 24 11:16AM

Being the same premises title to which became vested in the Grantor(s) by deed from Matthew Meola (Previous Owner) dated February 16 2023 and recorded on March 16 2023 (Previous Deed Recording Date) in the Monroe County Recorder of Deeds Office as Instrument Number 202306375, Book 2627, Page 8223.

{00793966}

(hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in Monroe County, Pennsylvania, to-wit:

Being known in Monroe County as 6717 Elm Rd, Middle Smithfield Township, Pennsylvania. Lot 15 BLK 9 Unit 1. Parcel Number 09.14A.1-9.15. Map Number 09731502958436.

Being the same premises title to which became vested in the Grantor(s) by deed from Matthew Meola (Previous Owner) dated February 16 2023 and recorded on March 16 2023 (Previous Deed Recording Date) in the Monroe County Recorder of Deeds Office as Instrument Number 202306374.

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has duly executed this Joinder Deed as of _____.

Grantor's Signature _____

Date _____ **Print Name:** Matthew Meola

Address: 32 Terrill Rd, Old Bridge , New Jersey, 08857

Grantor's Signature _____

Date _____ **Print Name:** Trevor Pachucki,

Address: 17 Victory Ct, Old Bridge, New Jersey, 08857

NOTARY ACKNOWLEDGMENT

State of New Jersey)

County of Old Bridge)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this _____ day of _____, 20____.

(SEAL)

Notary Public

My Commission Expires: _____

Exhibit B

a

b

MMihalopou
Date: 08/08/2024

COUNTY OF MONROE
TAX CERTIFICATION
TAX CLAIM BUREAU

Cert. No: 1671412

MEOLA MATTHEW
PACHUCKI TREVOR
32 TERRILL RD

OLD BRIDGE NJ 08857

Land Assessment: 820

Bldg Assessment: 0

Total Assessment: 820

Balances as of 08/08/2024

District: MIDDLE SMITHFIELD TOWNSHI

Deed: -

Location: POCONO LAKESHORE INC

Parcel Id: 09.14A.1-9.17

Tax Account Id: 92758

Description:

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

MONROE COUNTY TAX CLAIM

Per: Maryana Mihalopouos

***** 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 *****

MMihalopou
Date: 08/08/2024

COUNTY OF MONROE
TAX CERTIFICATION
TAX CLAIM BUREAU

Cert. No: 1671413

MEOLA MATTHEW
PACHUCKI TREVOR
32 TERRILL RD

OLD BRIDGE NJ 08857

Land Assessment: 8,240
Bldg Assessment: 20,720
Total Assessment: 28,960
Balances as of 08/08/2024

District: MIDDLE SMITHFIELD TOWNSHI

Deed: -

Location: POCONO LAKESHORE INC

Parcel Id: 09.14A.1-9.15

Tax Account Id: 92754

Description:

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

MONROE COUNTY TAX CLAIM

Per:

Mary and Chihalopou

***** 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 *****

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