

RESOLUTION NO. 10-2022-3

The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby adopts the following Resolution at its regular meeting held on Thursday, October 13, 2022, 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, Henry E. Windish and Barbara L. Windish 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	2362	3704	9.14B.3-18.3
Monroe	2362	3699	9.14B.3-18.4

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; 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


ANNETTE ATKINSON, CHAIRPERSON


MARK ONEY, VICE CHAIRMAN

(Twp. Seal) 
MICHELE L. CLEWELL, SECRETARY


MICHAEL DWYER, SUPERVISOR

Exhibit A

TAX ID NO # 9/14B/3-18/3 & 9/14B/3-18/4

COMBINATION DEED

This Indenture Made the _____ **day of** _____ **in**
the year of our Lord two thousand and twenty-two (2022),

Between *HENRY E. WINDISH AND BARBARA L. WINDISH, AS CO-TRUSTEES OF THE HENRY E. WINDISH AND BARBARA L. WINDISH REVOCABLE LIVING TRUST, UNDER TRUST AGREEMENT DATED OCTOBER 15, 2009 AND THEIR SUBSTITUTES AND SUCCESSORS AS TRUSTEE THEREUNDER* of 9376 Annapolis Road, Philadelphia, PA 19114, hereinafter called the Grantor, party of the first part,

- A N D -

HENRY E. WINDISH AND BARBARA L. WINDISH, AS CO-TRUSTEES OF THE HENRY E. WINDISH AND BARBARA L. WINDISH REVOCABLE LIVING TRUST, UNDER TRUST AGREEMENT DATED OCTOBER 15, 2009 AND THEIR SUBSTITUTES AND SUCCESSORS AS TRUSTEE THEREUNDER of 9376 Annapolis Road, Philadelphia, PA 19114, hereinafter called the Grantee, party of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of **ONE DOLLARS AND 00/100 (\$1.00)**, lawful money of the United States of America, unto them well and truly paid by the said party of the second part at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said party of the second part, its successors, successors and assigns:

PARCEL NO. 1

ALL THAT CERTAIN lot, parcel or tract of land situate, lying and being in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, being more particularly described as follows, to wit:

BEING Lot No. 3, Block 18, Unit 3 as shown on the survey and original Plat of Monroe Lake Shores, Monroe County, Pennsylvania, recorded in Plot Book 8, page 104. (erroneously shown as recorded in Plot Book 136, page 244)

BEING THE SAME PREMISES which Barbara L. Windish by her deed dated October 15, 2009 and recorded November 9, 2009 in the Office for the Recording of Deeds, in and for Monroe County in Record Book 2362, page 3704 granted and conveyed unto Henry E. Windish and Barbara L. Windish, as Co-Trustees of the Henry E. Windish and Barbara L. Windish Revocable Living Trust Under Trust Agreement dated October 15, 2009 and their Substitutes and Successors as Trustee thereunder.

PARCEL NO. 2

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Middle Smithfield, Monroe County, Pennsylvania being more particularly bounded and described as follows:

BEING Lot No. 4, Block 18, Unit 3 as shown on the survey and original plat of Monroe Lake Shores, Monroe County, PA, recorded in Plot Book 8, page 104. (erroneously shown as recorded in Plot Book 8C, page 118.)

BEING THE SAME PREMISES which Barbara L. Windish by her deed dated October 15, 2009 and recorded November 9, 2009 in the Office for the Recording of Deeds, in and for Monroe County in Record Book 2362, page 3699 granted and conveyed unto Henry E. Windish and Barbara L. Windish, as Co-Trustees of the Henry E. Windish and Barbara L. Windish Revocable Living Trust Under Trust Agreement dated October 15, 2009 and their Substitutes and Successors as Trustee thereunder.

THE ABOVE TRACTS OR PARCELS OF LAND SHALL HEREBY BECOME MERGED INTO ONE PARCEL FOR TAXING PURPOSES, AND SHALL NOT BE SEPARATELY CONVEYED WITHOUT PRIOR WRITTEN APPROVAL OF MIDDLE SMITHFIELD TOWNSHIP, MONROE COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS PROVIDED BY LAW.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

GRANTOR/GRANTEE ARE ONE AND THE SAME AND THEREFORE EXEMPT FROM REALTY TRANSFER TAX.

TOGETHER with all and singular the buildings, ways, 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 the said Grantor in law and equity, or otherwise howsoever, of, in, and to the same and every part thereof,

TO HAVE AND TO HOLD the said lot, parcel or piece of ground, 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 does hereby covenant and agree to and with the said Grantee that it, the said Grantor, its successors, executors and administrators, **SHALL and WILL SPECIALLY WARRANT** and forever **DEFEND** the herein above-described premises, with the hereditaments and appurtenances, unto the said Grantee, its successors and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof.

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

Scaled and Delivered

HENRY E. WINDISH AND BARBARA L. WINDISH, AS CO-TRUSTEES OF THE HENRY E. WINDISH AND BARBARA L. WINDISH REVOCABLE LIVING TRUST, UNDER TRUST AGREEMENT DATED OCTOBER 15, 2009 AND THEIR SUBSTITUTES AND SUCCESSORS AS TRUSTEE THEREUNDER

IN THE PRESENCE OF

Barbara L. Windish (SEAL)
Barbara L. Windish, Co-Trustee

Henry E. Windish (SEAL)
Henry E. Windish, Co-Trustee

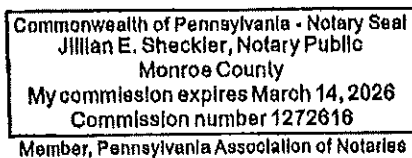
COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF Monroe

On the 16th day of September, 2022, before me, a Notary Public in and for said County and State, the undersigned officer, personally appeared Barbara L. Windish, Co-Trustee and Henry E. Windish, Co-Trustee of HENRY E. WINDISH AND BARBARA L. WINDISH, AS CO-TRUSTEES OF THE HENRY E. WINDISH AND BARBARA L. WINDISH REVOCABLE LIVING TRUST, UNDER TRUST AGREEMENT DATED OCTOBER 15, 2009 AND THEIR SUBSTITUTES AND SUCCESSORS AS TRUSTEE THEREUNDER, 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 purposes therein contained, and desired the same might be recorded as such.

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



Jillian E. Sheckler
Notary Public

The address of the within-named Grantee is:

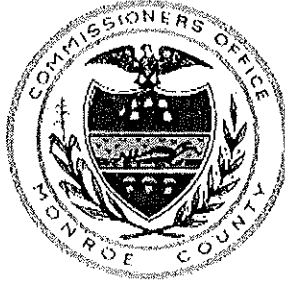
On behalf of the Grantee

**NEWMAN WILLIAMS, P.C.
712 MONROE STREET
STROUDSBURG, PA 18360**

Exhibit B

TAX CLAIM BUREAU

MONROE



COUNTY

As of: 9/31/2022

Parcel Number
09.14B.3-18.3

Tax Acct ID: 93526

Current Owner:
WINDISH HENRY E
9376 ANNAPOLIS RD
PHILADELPHIA PA 19114

*** TAX CERTIFICATION ***

Year	Pd	Billed	Penalty/Int	Other +/-	Total Due
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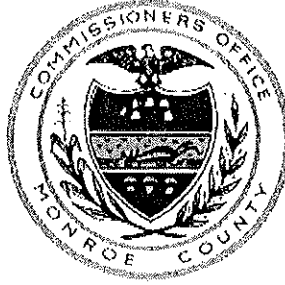
PAID IN FULL

FEE \$5.00 THIS IS TO CERTIFY THAT ACCORDING TO OUR RECORDS THE ABOVE INFORMATION IS TRUE AND ACCURATE ON THE ABOVE ID#.

MONROE COUNTY TAX CLAIM BUREAU

TAX CLAIM BUREAU

MONROE



COUNTY

As of: 9/31/2022

Parcel Number
09.14B.3-18.4

Tax Acct ID: 92538

Current Owner:
WINDISH HENRY E
9376 ANNAPOLIS RD
PHILADELPHIA PA 19114

*** TAX CERTIFICATION ***

Year	Pd	Billed	Penalty/Int	Other +/-	Total Due
=====	==	=====	=====	=====	=====

PAID IN FULL

FEE \$5.00 THIS IS TO CERTIFY THAT ACCORDING TO OUR RECORDS THE ABOVE INFORMATION IS TRUE AND ACCURATE ON THE ABOVE ID#.

MONROE COUNTY TAX CLAIM BUREAU

