

RESOLUTION NO. 08-2022-3

The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby adopts the following Resolution at its regular meeting held on Thursday, July 25, 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, Keith Shekailo 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	2577	3036	09.7.1.86-3
Monroe	2577	3043	09.7.1.86-5

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 following required language as stated in Township Resolution No. 12-2019-6:

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.

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:

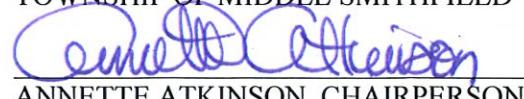
1. The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby approves the proposed Joinder Deed as presented for filing purposes; and
2. The property owner shall execute and file the proposed Joinder Deed as presented within (90) days of approval of this Resolution and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

(Twp. Seal)


MICHELE L. CLEWELL

TOWNSHIP OF MIDDLE SMITHFIELD


ANNETTE ATKINSON, CHAIRPERSON


MARK ONEY, VICE CHAIRMAN

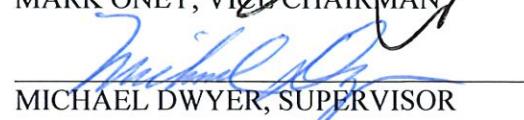

MICHAEL DWYER, SUPERVISOR

Exhibit A

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

JOINDER DEED

Parcel ID #9/7/1/86-3 and 9/7/1/86-5

THIS INDENTURE made the 30th day of April in the year of
Two Thousand Twenty-Two (2022).

BETWEEN

KEITH SHEKAILO,

(hereinafter called the Grantor), of the one part, and

KEITH SHEKAILO,

(hereinafter called the Grantees), 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 it 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, his heirs and assigns, described herein, in wit;

PARCEL ONE: 9/7/1/86-3

ALL THAT CERTAIN piece or parcel of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown as Lot 3 on a plan titled "Subdivision of Lands of George P. Angle," dated July 17, 1978, as prepared by Robert E. Felker, Inc., of Stroudsburg, Pennsylvania, and recorded in Plot Book 47, Page 15, more fully described as follows, to wit:

BEGINNING at a point at or near the centerline of Upper Lakeview Drive (T-523), said point being the most northeasterly corner of the following described Lot 3; **THENCE 1**) by lands now or formerly of George P. Angle, Sr. (deceased) and Kathryn R. Angle, South 05 degrees 15 minutes 21 seconds West (passing iron pins at 20 feet and 280.73 feet) 448.04 feet to a point in line of lands now or formerly of Four Seasons Country Club, Inc.; **THENCE 2**) by said lands of Four Seasons Country Club, Inc., South 82 degrees 39 minutes 56 seconds West 153.70 feet to a point; **THENCE 3**) by Lot 2, as shown on the above mentioned plan, North 05 degrees 15 minutes 21 seconds East (passing an iron pin at 474.14 feet) 494.14 feet to a point at or near the centerline of said Upper Lakeview Drive; **THENCE 4**) in and along said Upper Lakeview Drive, South 79 degrees 56 minutes 32 seconds East 150.53 feet to the place of **BEGINNING**

CONTAINING 1.622 acres.

BEING THE SAME PREMISES which Tom Powers, by deed dated March 15, 2021, and recorded in the Office for Recording of Deeds, Monroe County Pennsylvania on May 19, 2021, in Deed Book 2577, Page 3036, granted and conveyed unto Keith Shekailo, grantor hereof, in fee.

PARCEL TWO: 9/7/1/86-5

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

BEGINNING at a point in the middle of Township Road T-523, said point being also the most Northeasterly corner of Lot 1; thence along said middle of Township Road T-523 South 79 degrees 56 minutes 32 seconds East 30.11 feet to a point; thence along Lot 3, South 05 degrees 15 minutes 21 seconds West (at 20.00 feet passing an iron pipe) 494.14 feet to an iron pipe in line of lands of Four Seasons Country Club, Inc.; thence along said lands of Four Seasons Country Club, Inc., South 82 degrees 39 minutes 56 seconds West 337.29 feet to an iron pipe; thence by the same North 14 degrees 40 minutes 00 seconds West 237.87 feet to an iron pipe; thence along lands of Ernest V. Olivieri North 71 degrees 28 minutes 04 seconds East 209.68 feet to an iron pipe; thence along said Lot 1 North 77 degrees 09 minutes 09 seconds East 198.17 feet to an iron pipe; thence by the same North 05 degrees 15 minutes 21 seconds East (at 180.40 feet passing an iron pipe) 200.40 feet to the point and place of **BEGINNING**

CONTAINING 2.543 acres, more or less.

BEING THE SAME PREMISES which Tom Powers, by deed dated March 15, 2021, and recorded in the Office for Recording of Deeds, Monroe County Pennsylvania on May 19, 2021, in Deed Book 2577, Page 3043, granted and conveyed unto Keith Shekailo, grantor hereof, in fee.

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

NOTE: TAX ID# 9/7/1/86-3 AND 9/7/1/86-5 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.

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.

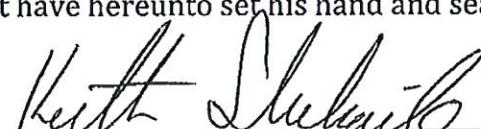
UNDER AND SUBJECT TO Covenants, Conditions and Restrictions as appear in the chain of title in the Recorder of Deeds of Monroe County.

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 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, 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 himself and his heirs and assigns do hereby covenant and agree to and with the Grantees, their heirs and assigns, that the said Grantor will **SPECIALLY** warrant title to the property herein conveyed.

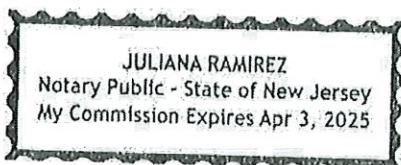
IN WITNESS WHEREOF, the party of the first part have hereunto set his hand and seal. Dated the day and year first above written.


Keith Shekailo {SEAL}
Keith Shekailo

State of New Jersey
County of Middlesex } ss

On this, the 30 day of April 2022, before me, the undersigned Notary Public, personally appeared Keith Shekailo, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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



Juliana Ramirez
Notary Public
My commission expires: 4.3.26

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

24 Chestnut Street
Spotswood, NJ 08884

Savan Cest
On behalf of the Grantee





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 4/30/2022					
Grantor(s)/Lessor(s) Keith Shekailo	Telephone Number:	Grantee(s)/Lessee(s) Keith Shekailo	Telephone Number:		
Mailing Address 24 Chestnut Street	Mailing Address 24 Chestnut Street				
City Spotswood	State NJ	ZIP Code 08884	City Spotswood	State NJ	ZIP Code 08884

C. REAL ESTATE LOCATION

Street Address T523	City, Township, Borough Middle Smithfield Township		
County Monroe	School District East Stroudsburg	Tax Parcel Number 9/7/186-3 and 9/7/186-5	

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 84,720.00	5. Common Level Ratio Factor x 1.31	6. Computed Value = 110,983.20

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

1a. Amount of Exemption Claimed \$ 110,983.20	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.) _____	grantor and grantees are 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

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

Exhibit B

KSickles
Date: 03/17/2022

COUNTY OF MONROE
TAX CERTIFICATION
TAX CLAIM BUREAU

Cert. No: 1228444

SHEKAILO KEITH
24 CHESTNUT STREET
SPOTSWOOD NJ 08884
Land Assessment: 45,000
Bldg Assessment: 0
Total Assessment: 45,000
Balances as of 03/17/2022

District: MIDDLE SMITHFIELD TOWNSHIP
Deed: -
Location: T 523
Parcel Id: 09.7.1.86-5
Tax Account Id: 104292
Description:

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

MONROE COUNTY TAX CLAIM

Per:

Kelley J. Sickles

***** 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 *****

KSickles
Date: 03/17/2022

COUNTY OF MONROE
TAX CERTIFICATION
TAX CLAIM BUREAU

Cert. No: 1228445

SHEKAILO KEITH
24 CHESTNUT STREET
SPOTSWOOD NJ 08884
Land Assessment: 39,720
Bldg Assessment: 0
Total Assessment: 39,720
Balances as of 03/17/2022

District: MIDDLE SMITHFIELD TOWNSHIP
Deed: -
Location: T 523
Parcel Id: 09.7.1.86-3
Tax Account Id: 104288
Description:

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

MONROE COUNTY TAX CLAIM

Per: Kelley J. Sickles

***** 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 *****

