

RESOLUTION NO. 08 -2022- 4

The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby adopts the following Resolution at its regular meeting held on Thursday, August 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, Rachel Uphoff 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	2592	2657	09.5A.4.2
Monroe	2557	3826	09.5A.4.3

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 ONAY, VICE CHAIRMAN


MICHAEL DWYER, SUPERVISOR

(Twp. Seal)

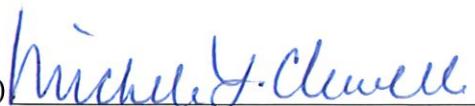

MICHELE L. CLEWELL, SECRETARY

Exhibit A

Joinder Deed

Prepared by and Return to:

Shawnee Abstract, LLC
106 Shawnee Square Dr, Suite #208
Shawnee-on-Delaware, PA 18356

Tax ID # 09.5A.4.2; PIN: 09734503248947
Tax ID# 09.5A.4.3 ; PIN: 09734501257191

This Indenture, made 18 day of December, 2021

Between

Rachel Uphoff (hereinafter called the Grantors/Sellers), of the one part, and

Rachel Uphoff

(hereinafter called the Grantee/Buyers), of the other part,

Witnesseth that the said Grantor for and in consideration of the sum of **\$1.00** lawful money of United States of America, unto Sellers well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, Seller granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

County of Monroe, Township of Middle Smithfield, Tax ID No. 09/5A/4/2; PIN: 09734503248947 Lot No. 2193, and 09/5A/2/3 PIN: 09734501257191, Lot No. 2194

Please see attached Legal Description annexed hereto and made a part hereof.

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 Seller, 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, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns, forever.

GRANTOR AND GRANTEE ARE ONE IN THE SAME, THEREFORE EXEMPT FROM PA REALTY TRANSFER TAX

**THE ABOVE 2 PARCELS SHALL BE COMBINED AS ONE AND NEVER BE SOLD
SEPARATELY WITHOUT THE APPROVAL OF THE LEHMAN TOWNSHIP, PIKE
COUNTY PENNSYLVANIA, MUNICIPAL AUTHORITIES**

And the said Grantor, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, their heirs and assigns, that Seller, the said Grantor, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

Under and Subject To the reservations, easements, covenants, and restrictions appearing of record.

Saw Creek Estates Community Association, Inc., a Pennsylvania Non-Profit Corporation

In Witness Whereof, the parties of the first part have hereunto set their hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

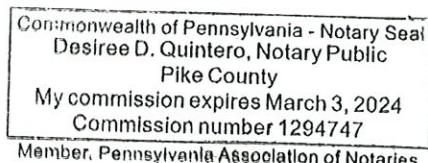


Rachel Uphoff

Commonwealth of Pennsylvania
County of monroe

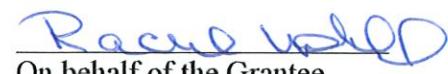
On this the 18 day of December, 2021, before me, the undersigned Notary Public, personally appeared Rachel Uphoff, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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




Desiree D. Quintero
Notary Public
My Commission Expires March 3 2024

The precise residence and the complete post office address of the above-named Grantee is:
284 St. Andrews Drive
Bushkill, PA 18324


On behalf of the Grantee

SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

PARCEL ONE

ALL THAT CERTAIN lot, parcel or piece of ground situated in Middle Smithfield Township, Monroe County, Commonwealth of Pennsylvania, being Lot No. 2193, Section No. 30, as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Final Plan Subdivision of Lands of Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 21, Page 60.

Tax ID 09.5A.4.2

Being the same premises which Saw Creek Estates Community Association by Deed dated September 21, 2021 and recorded October 28, 2021 in Monroe County in Record Book 2592 Page 2657 conveyed unto Rachel Uphoff.

Parcel Two

ALL THAT CERTAIN lot, parcel or piece of ground partly in Middle Smithfield Township, Monroe County and partly situated in Lehman Township, Pike County, Commonwealth of Pennsylvania, being lot 2194, Section 30, as more particularly set forth on the Plot Map of Lehman Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 50 Page 53, and in Milford, Pike County, Pennsylvania, in Plot Book Volume 21 Page 69.

Tax ID 09.5A.4.3

Being the same premises which Gregory R. Kowalski by deed dated September 18, 2020, and recorded September 29, 2020, in Monroe County Record Book 2557 Page 3826 conveyed unto Rachel Uphoff.

DEED		
FROM: Rachel Uphoff <i>Grantor,</i>		<i>Record and return to:</i> Shawnee Abstract, LLC 106 Shawnee Square Dr, Suite #208 PO Box #335 Shawnee-on-Delaware, PA 18356
TO: Rachel Uphoff <i>Grantee</i>		File No.: SA319

Exhibit B

TAX CLAIM BUREAU

MONROE

COUNTY



As of 3/16/22

Parcel Number Tax Acct ID102842
09.5A.4.2
UPHOFF RACHAEL
284 ST ANDREWS DRIVE
BUSHKILL, PA 18324

*** TAX CERTIFICATION ***

Year	Pd	Billed	Unpaid	Penalty/Int	Other +/-	Total Due
====	==	=====	=====	=====	=====	=====
2021			0.00	0.00	0.00	0.00

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

Kelley J. Seckles

KSickles
Date: 03/16/2022

COUNTY OF MONROE
TAX CERTIFICATION
TAX CLAIM BUREAU

Cert. No: 1228399

UPHOFF RACHEL
284 ST ANDREWS DRIVE
BUSHKILL PA 18324
Land Assessment: 14,960
Bldg Assessment: 59,100
Total Assessment: 74,060
Balances as of 03/16/2022

District: MIDDLE SMITHFIELD TOWNSHIP
Deed: -
Location: SAW CREEK ESTATES SEC
Parcel Id: 09.5A.4.3
Tax Account Id: 102844
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 *****

Monroe County, Pennsylvania GIS

Created on Tue Feb 01 2022



The County of Monroe makes no express or implied warranties concerning the release of this information. The County of Monroe is unaware of the use or uses to be made of this data. Consequently, the County of Monroe does not warrant this data as fit for any particular purpose.

notes: