

RESOLUTION NO. 07-2022-2

The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby adopts the following Resolution at its regular meeting held on Thursday, July \_\_\_, 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, William J. Warne 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	2601	9371	09.7.2.22-9
Monroe	2248; 1565; 1454, respectively	4259; 51; 1728, respectively	09.7.2.22-12

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

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.**

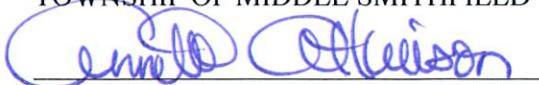
WHEREAS, the property owner has presented an original Tax Certification from the Monroe County Tax Claim Bureau which states that all real estate taxes are current; a true and correct copy of said Tax Certification for each parcel, identified herein, is attached hereto and made a part hereof as Exhibit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

TOWNSHIP OF MIDDLE SMITHFIELD

  
ANNETTE ATKINSON, CHAIRPERSON

  
MARK ONEY, VICE CHAIRMAN

(Twp. Seal)   
MICHELE L. CLEWELL, SECRETARY

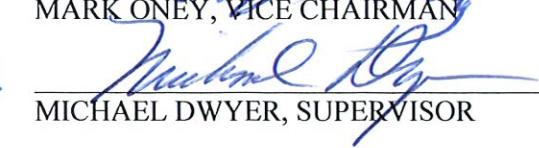
  
MICHAEL DWYER, SUPERVISOR

Exhibit A

Exhibit B

*Tax Map Nos.: 09.7.2.22-12 and 09.7.2.22-9*

**THIS INDENTURE** made the      day of      in the year of our Lord two  
thousand and twenty-two (2022)

**BETWEEN WILLIAM J. WARNE**, single, of 58 Sellersville Drive, East Stroudsburg,  
Pennsylvania 18302 (hereinafter called the Grantor), of the one part,

A N D

**WILLIAM J. WARNE**, single, of 58 Sellersville Drive, East Stroudsburg,  
Pennsylvania 18302 (hereinafter called the Grantee), of the other part,

**WITNESSETH:** That the said Grantors for and in consideration of the sum of ONE  
DOLLAR (\$1.00) lawful money of the United States of America, unto him well and truly paid  
by the said Grantee, at and 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,

**ALL THAT CERTAIN** tract or parcel of land and premises situate in the Township of  
Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, and being known  
as Lot 7 on a map entitled "Field Park", prepared by Edward C. Hess Associates, dated March  
10, 1970, which was recorded on June 29, 1970, in Plot Book Volume 13 at Page 51.

**UNDER AND SUBJECT** to the covenants, conditions and restrictions as appear of  
record.

**ALL THOSE CERTAIN** lots, tracts, or parcels of land, together with the building and  
improvements thereon and the privileges and appurtenances thereto appertaining, situate, lying  
and being in the Township of Middle Smithfield in the County of Monroe and Commonwealth  
of Pennsylvania, described as follows, to wit:

**LOTS 8 and 9** on Map of "Field Park" prepared by Edward C. Hess Associates dated  
March 10, 1970, which was recorded June 29, 1970, in Plot Book Volume 13, at Page 51,  
premises located in Middle Smithfield Township, Monroe County, Pennsylvania.

**TOGETHER WITH** the right of ingress, egress and regress over all that certain 40  
foot right-of-way known as "Orchard Lane" as set forth on the above-mentioned plot plan.

**TOGETHER WITH** all rights and privileges and **UNDER AND SUBJECT** to  
covenants, conditions and restrictions as appear of record and in the Deed recorded in said  
Recorder's Office in Deed Book 1051, Page 184.

**BEING THE SAME PREMISES** which William J. Warne, by Deed dated November  
16, 2005 and recorded November 17, 2005 in the Office for the Recording of Deeds in and for

the County of Monroe in Record Book 2248, Starting Page 4259, granted and conveyed unto William J. Warne, the Grantor herein, in fee.

**ALL THAT CERTAIN** tract or parcel of land and premises situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, and being known as Lot 6 on a map entitled "Field Park", prepared by Edward C. Hess Associates, dated March 10, 1970, which was recorded on June 29, 1970, in Plot Book Volume 13, Page 51.

**UNDER AND SUBJECT** to the covenants, conditions and restrictions as appear of record.

**BEING PART OF THE SAME PREMISES** which Arthur J. Corsini and Barbara Corsini, his wife, by Deed dated July 10, 1987 and recorded July 10, 1987 in the Office for the Recording of Deeds in and for the County of Monroe in Record Book 1565, Page 51, granted and conveyed unto William J. Warne, the Grantor herein, in fee.

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

**LOT 5** on Map of "Field Park" prepared by Edward C. Hess Associates dated March 10, 1970, which was recorded June 29, 1970, in Plot Book Volume 13, Page 51, premises located in Middle Smithfield Township, Monroe County, Pennsylvania.

**BEING THE SAME PREMISES** which William H. Clark and Stella A. Clark, his wife, by Deed dated July 24, 1985 and recorded August 9, 1985 in the Office for the Recording of Deeds in and for the County of Monroe in Record Book 1454, Starting Page 1728, granted and conveyed unto William J. Warne, the Grantor herein, in fee.

**UNDER AND SUBJECT** to the covenants, conditions and restrictions as appear of record in Monroe County Record Book 1454, Page 1728.

**ALL THAT CERTAIN** lot or piece of land situate in Middle Smithfield Township, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at an iron pin on the easterly side of Legislative Route 45015 leading from Frutcheys to Clarks Corner, a corner of lands of Pocono Machine and Tool Company and the most westerly corner of the whole tract of which this lot is a part; thence along the easterly side of said Legislative Route 45015 North twenty-two degrees fifty-eight minutes forty seconds East eighty-two and seventy-seven one-hundredths feet to a point at the intersection of the easterly side of Legislative Route 45015 and the southerly side of Orchard Lane; thence along the southerly side of Orchard Lane South seventy-one degrees thirty-nine minutes twenty seconds East one hundred forty-one feet to a point; thence along Lot #5, as shown on a map titled "Field Park, subdivision of land of Joseph F. and Lillian F. Viscione, Arthur J. and Barbara Corsini and William H. and Stella A. Clark, Middle Smithfield Township, Monroe

County, Pa., March 10, 1970" recorded June 29, 1970 in Plot Book Vo. 13, Page 51 South eighteen degrees twenty minutes forty seconds West one hundred ninety-two and ninety-eight one-hundredths feet to a point; thence by lands of Pocono Machine and Tool Company, North thirty-four degrees fifty-one minutes twenty seconds West one hundred eighty-four and forty-four one-hundredths feet to the place of **BEGINNING. CONTAINING** 0.461 acres, more or less.

**BEING** Lot #4 as shown on above-mentioned map. The above-mentioned map is entitled "Field Park, Subdivision of lands of Joseph F. and Lillian F. Viscione, Arthur J. and Barbara Corsini and William H. and Stella A. Clark, Middle Smithfield Township, Monroe County, Pa., March 10, 1970" recorded in the Office of the Recorder of Deeds &c., of Monroe County, Pennsylvania, at Stroudsburg on June 29, 1970, in Plot Book Vo. 13, Page 51

**UNDER AND SUBJECT** to those five restrictions set forth in Deed Book Vol. 378, Page 697.

**BEING** the same premises which William J. Warne, by Deed dated January 26, 2022, and recorded February 14, 2022 in the Office for the Recording of Deeds in and for the County of Monroe, Pennsylvania in Record Book 2601, Page 9371, granted and conveyed unto William J. Warne, the Grantor herein, in fee.

**TOGETHER WITH THE BENEFIT OF, AND UNDER AND SUBJECT TO,** easements, covenants and restrictions that appear in the chain of title and/or are visible on the ground provided, however, that the recital of the within mentioned easements, covenants and restrictions shall not be construed as a revival thereof in the event that they, them or any of them, have expired by limitation or for any other reason whatsoever.

**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.**

**THIS TRANSACTION IS EXEMPT FROM THE PAYMENT OF REALTY TRANSFER TAX AS THE GRANTOR AND GRANTEE ARE THE SAME PERSON.**

*Together* with all and singular the building and improvements, if any, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any way, 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 Grantors, as well at law as in equity, of in, and to the same.

*To have and to hold* said lot or piece of ground described, with the messuages hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs, and assigns, to and for the only proper use and behoof of the said Grantee, his heirs, and assigns forever.

*And* the said Grantor, for himself, his heirs, executors, and administrators does covenant, promise and agree, to and with the said Grantee, his heirs and assigns, that he, the said Grantor and his heirs, all and singular the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against him the said Grantor, his heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will SPECIALLY WARRANT and forever DEFEND.

*In Witness Whereof*, the party of the first part has hereunto set his hand and seal dated the day and year first above written.

*Sealed and Delivered*

IN THE PRESENCE OF ME:

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WILLIAM J. WARNE

COMMONWEALTH OF PENNSYLVANIA :  
: ss  
COUNTY OF MONROE :  
:

On this, the              day of              , 2022 before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared **WILLIAM J. WARNE** 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 contained therein.

I hereunto set my hand and official seal.

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Notary Public

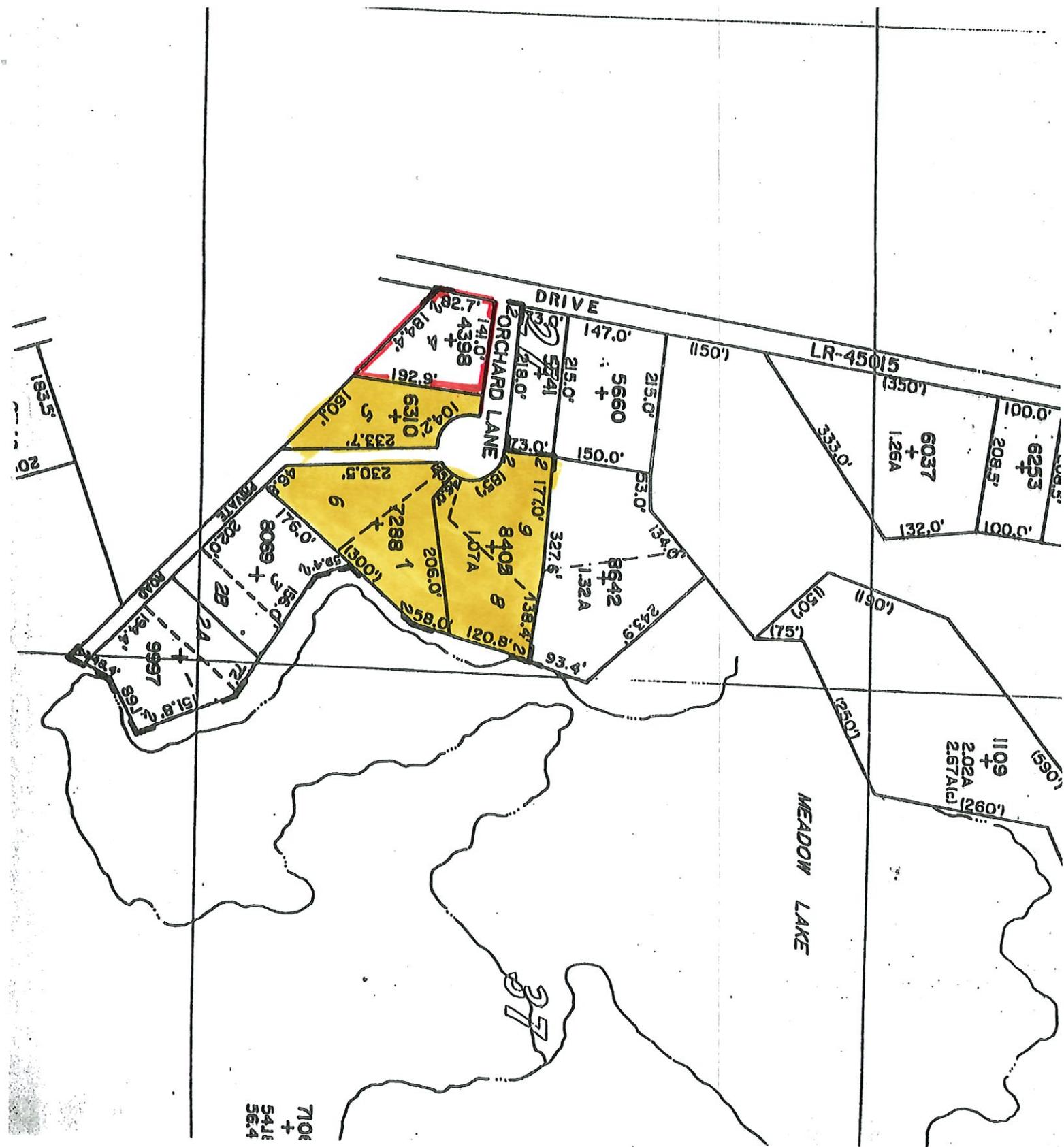
The address of the above-named Grantee

is: 58 Sellersville Drive

East Stroudsburg, PA 18302

On behalf of the Grantee

PREPARED BY: CHRISTOPHER S. BROWN, 11 North 8th Street, Stroudsburg, PA 18360  
(570) 421-5653



TZito  
Date: 04/20/2022

COUNTY OF MONROE  
TAX CERTIFICATION  
TAX CLAIM BUREAU

Cert. No: 1232289

WARNE WILLIAM J

58 SELLERSVILLE DR

EAST STROUDSBURG PA 18302

Land Assessment: 19,600

Bldg Assessment: 61,750

Total Assessment: 81,350

Balances as of 04/20/2022

District: MIDDLE SMITHFIELD TOWNSHI

Deed:

Location: FIELD PARK

Parcel Id: 09.7.2.22-9

Tax Account Id: 104412

Description:

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

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 \*\*\*\*\*

MONROE COUNTY  
ASSESSMENT OFFICE  
1 QUAKER PLAZA ROOM 102  
STROUDSBURG, PA 18360

NOTICE OF PROPERTY ASSESSMENT - THIS IS NOT A TAX BILL

This is a notice of a change in the assessed value on the property described below. If you are aggrieved by this new assessment, a written appeal must be filed with the Monroe County Board of Assessment Revision, located at the Monroe County Assessment Office, 1 Quaker Plaza, Room 102, Stroudsburg, PA 18360. Forms for this purpose can be obtained at the Monroe County Assessment Office during business hours 8:30am to 4:30pm, Monday through Friday (holidays excepted) or from the Assessment Office website located at [www.monroecountypa.gov](http://www.monroecountypa.gov). The telephone number for the Assessment Office is 570-517-3133.

**IMPORTANT: YOUR STATEMENT OF INTENTION TO APPEAL MUST BE FILED WITH THE BOARD  
WITHIN FORTY(40) DAYS OF THIS NOTICE**

Date of Notice : 01 JUN 2022  
Name of Owner : WARNE WILLIAM J  
Taxing District : 09 MIDDLE SMITHFIELD TOWNSHIP  
Property Code# : 09.7.2.22-9  
Pin# : 09733301274398  
Property Description: 56 SELLERSVILLE DR

	From	TO
Year	2022	2022
Class	9	9
Land	19,600	19,600
Bldg	61,750	0
Total	81,350	19,600

Assessment ratio is 100% of the Value for Tax Purpose  
Class Code: 1-Exempt 5-Utility 6-Amenity 7-319 Taxable 8-Reference 9-Taxable

**IMPORTANT**

The value of your real estate assessment has been changed from that fixed in the preceding assessment roll due to 1) improvements made, or 2) corrected information on your property since the date of your last assessment, or 3) a change in land value. The law provides that any person aggrieved by such change or by any assessment, including a taxing district, may appeal to the Monroe County Board of Assessment Revision for relief by filing with the board, within Forty (40) days of the date of this notice, designating the assessment or assessments by which such person is aggrieved, the property code number (s) and the address to which notice of when and where to appear for a hearing of the appeal shall be mailed as set forth under the provisions of Section 8844 of the Consolidated County Assessment Law, 53 Pa. C.S. 8801-8868, as amended. No person shall be permitted to appeal from any assessment in any year unless he or she shall first have filed a written appeal as required by this section, nor

# TAX CLAIM BUREAU

MONROE

COUNTY



As of 04/29/2022

Parcel Number  
09.7.2.22-12

Tax Acct ID: 104394

Current Owner:  
WILLIAM J WARNE  
58 SELLERSVILLE DRIVE  
E STRoudSBURG, PA 18302

## \*\*\* TAX CERTIFICATION \*\*\*

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