

RESOLUTION NO. 07-2021-4

The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby adopts the following Resolution at its regular meeting held on Thursday, July 22, 2021, at 7:00 P.M. (EST) at the Sterling R. Schoonover Municipal Center, to wit:

WITNESSETH:

WHEREAS, pursuant to the requirements of Township Resolution 12-2019-7, Andrea Christine Themistocleous presented a proposed Joinder Deed for properties, described as fully set forth by the following deeds:

County	Deed Volume	Page	Tax Id. No.
Monroe	2557	7656	09/119841
Monroe	2557	7770	09/4B/1/41

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. 12-2019-7:

**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:

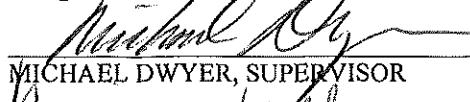
1. The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby approves the proposed Joinder Deed as presented for filing purposes; and
2. The property owner shall execute and file the proposed Joinder Deed as presented within (90) days of approval of this Resolution;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

  
MICHAEL DWYER, SUPERVISOR

  
MICHELE L. CLEWELL, SECRETARY

(TOWNSHIP SEAL)

Exhibit A

PREPARER MAKES NO REPRESENTATION AS TO TITLE HEREIN. NO TITLE INSURANCE WAS ISSUED ON THIS DEED.

Tax Parcel Nos.: 09/119841 and 09/4B/1/41

## Joinder Deed

MADE the \_\_\_\_\_ day of \_\_\_\_\_ in the year of our Lord Two Thousand Twenty-One (2021).

Between ANDREA CHRISTINE THEMISTOCLEOUS, sole owner, of 633 Oneida Drive, East Stroudsburg, PA 18302, hereinafter referred to as "Grantor",

-AND-

ANDREA CHRISTINE THEMISTOCLEOUS, sole owner, of 633 Oneida Drive, East Stroudsburg, PA 18302, hereinafter referred to as "Grantee".

WITNESSETH, that in consideration of the sum of ONE DOLLAR AND 00/100 (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey to the said Grantee, her heirs and Assigns,

TAX PARCEL NO.: 09/119841

ALL THAT CERTAIN lot situate in the development known as Mountain Top Estates, Middle Smithfield Township, Monroe County, Pennsylvania, designated as Lot 634, Section II, as shown on the map of lands of Clinton R. Alden, Plot No. II recorded in the Office for the Recording of Deeds, at Stroudsburg, Monroe County, Pennsylvania, in Map Book Vol. 10, Page 111.

EXCEPTING AND RESERVING unto the parties of the first part, their heirs and assigns, the right to lay a water pipe into and/or through the front ten (10) feet of the above described premises, said pipe to be used for the purpose of carrying water into or through said above described premises, together with free ingress, egress and regress to and for the said parties of the first part for the purpose of laying and maintaining said pipe.

BEING THE SAME PREMISES which Janusz Czech, a single man, and Anna Mroz, a single woman, as tenants with the right of survivorship, by Deed dated September 29, 2020, and recorded October 2, 2020, in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania, in Record Book 2557, at Page 7656, granted and conveyed unto Andrea Christine Themistocleous, single, the Grantor herein, in fee.

TAX PARCEL NO.: 09/4B/1/41

ALL THAT CERTAIN lot situate in the development known as Mountain Top Estates, Middle Smithfield Township, Monroe County, Pennsylvania, designated as Lot No. 633, Section II, as shown on the Plotting No. 2, Map of Lots surveyed for Clinton R. Alden, recorded in the Office of Recording of Deeds, etc., at Stroudsburg, Monroe County, Pennsylvania, in Map Book Volume 10, Page 111.

BEING THE SAME PREMISES which Susan V. Brown, by Deed dated September 30, 2020, and recorded October 2, 2020, in the Office of the Recorder of Deeds in and for the County of Monroe, Stroudsburg, Pennsylvania, in Record Book 2557, at Page 7770, granted and conveyed unto Andrea Christine Themistocleous, the Grantor herein, in fee.

The aforementioned property is more fully described pursuant to a survey by Frank J. Smith Jr., Inc., Professional Land Surveyors and a Map of same titled "Lot Consolidation Plan, Lot 633 and Lot 634, Clinton R. Alden (Plotting II), A.K.A. Mountain Top Estates, (Plot Book 10 Page 111)", dated June 17, 2021, set forth as follows:

ALL THOSE TWO CERTAIN pieces or parcels of land, situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown as Lot 633 and Lot 634 on the attached plan titled "Lot Consolidation Plan, Lot 633 and Lot 634, Clinton R. Alden (Plotting II), A.K.A. Mountain Top Estates, (Plot Book 10 Page 111)", dated June 17, 2021, as prepared by Frank J. Smith Jr., Inc., Professional Land Surveyors of Marshalls Creek, Pa., and more fully described as follows, to wit:

BEGINNING at an iron pin on the northerly side of a 40 foot wide right of way known as Oneida Drive, said pin being the most southerly common corner of Lot 634 and Lot 635, as shown on the above mentioned plan; THENCE 1.) by said Lot 635, North 32 degrees 54 minutes 00 seconds West 121.01 feet to an iron pin; THENCE 2.) by Lot 629-630, North 57 degrees 06 minutes 00 seconds East 122.44 feet to an iron pin; THENCE 3.) by the same, North 27 degrees 54 minutes 00 seconds West 13.43 feet to an iron pin; THENCE 4.) by Lot 632, North 62 degrees 06 minutes 00 seconds East (passing an iron pin at 130.30 feet) 150.00 feet to a point on the westerly side of a 40 foot wide right of way known as Cherokee Road; THENCE 5.) along said Cherokee Road, South 27 degrees 54 minutes 00 seconds East 75.00 feet to a point; THENCE 6.) along the said northerly right of way of Oneida Drive, South 47 degrees 11 minutes 00 seconds West (passing iron pins at 27.33 feet and 155.23 feet) 270.54 feet to the place of BEGINNING. CONTAINING 0.627 ACRES

UNDER AND SUBJECT to all easements and rights of way of record, or as they exist on the ground, including the encroaching pavement of Cherokee Road.

BEING ALL OF Janusz Czech, a single man and Anna Mroz, a single woman, to Andrea Christine Themistocleous, single, Deed dated September 29, 2020, Recorded in Deed Book Vol. 2557, Page 7656, (Tax ID# 09.119841) also known as Lot 634, Section II, Map of Lots Surveyed for Clinton R. Alden as recorded in Plot Book 10 Page 111.

AND BEING ALL OF Susan V. Brown to Andrea Christine Themistocleous, single, Deed dated September 30, 2020, Recorded in Deed Book Vol. 2557, Page 7770, (Tax ID# 09.4B.1.41) also known as Lot 633, Section II, Map of Lots Surveyed for Clinton R. Alden as recorded in Plot Book 10 Page 111.

The above parcels (Tax ID# 09.119841 and Tax ID# 09.4B.1.41) 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.

**AN ILLUSTRATION OF THIS SURVEY IS MADE PART OF THIS ENTRY**

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 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, as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

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

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

**THE GRANTOR AND GRANTEE ARE ONE AND THE SAME AND THIS TRANSFER IS  
MADE TO DESCRIBE THE NEW SURVEY INTO ONE PARCEL AND IS THEREFORE  
EXEMPT FROM REALTY TRANSFER TAXES.**

(Signature page follows)

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

**WITNESS**

ANDREA CHRISTINE THEMISTOCLEOUS

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me the undersigned, personally appeared **ANDREA CHRISTINE THEMISTOCLEOUS**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed 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.

**Notary Public**

I hereby certify that the precise residence of the Grantee is:

### Address

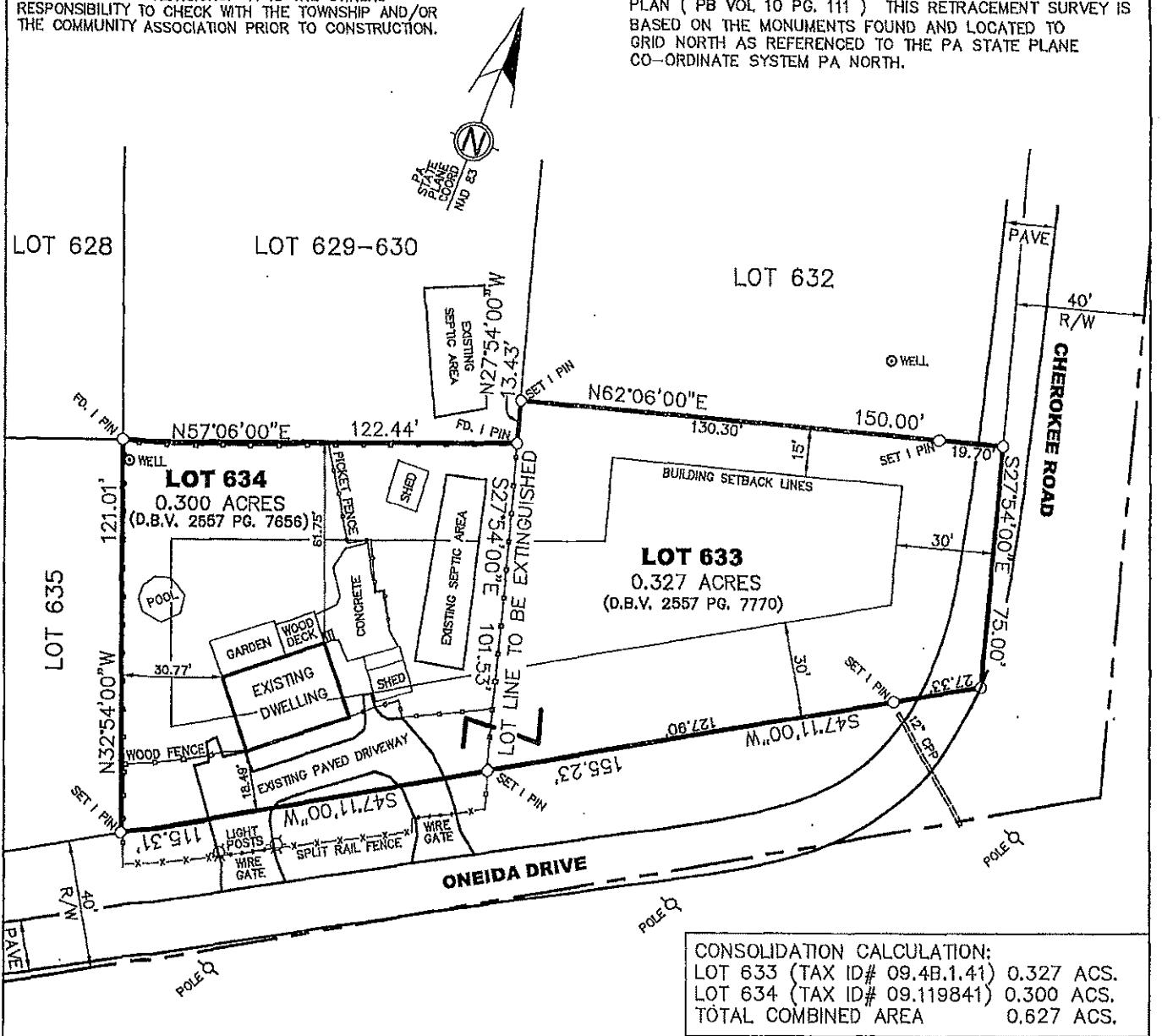
### On Behalf of the Grantee

Record and Return this Deed to:

TIMOTHY B. FISHER II, ESQ.  
Fisher & Fisher Law Offices, L.L.C.  
3041 Route 940, Suite 107  
Mt. Pocono, PA 18344

NOTE: SETBACK LINES ARE SUBJECT TO CHANGE WITH  
ORDINANCES AND REVISIONS. IT IS THE OWNERS  
RESPONSIBILITY TO CHECK WITH THE TOWNSHIP AND/OR  
THE COMMUNITY ASSOCIATION PRIOR TO CONSTRUCTION.

NOTE: DUE TO ERRORS AND OMISSIONS ON THE RECORDED  
PLAN ( PB VOL 10 PG. 111 ) THIS RETRACEMENT SURVEY IS  
BASED ON THE MONUMENTS FOUND AND LOCATED TO  
GRID NORTH AS REFERENCED TO THE PA STATE PLANE  
CO-ORDINATE SYSTEM PA NORTH.



## LOT CONSOLIDATION PLAN

**LOT 633 & LOT 634  
CLINTON R. ALDEN (PLOTTING II)  
A-K-A. MOUNTAIN TOP ESTATES**

(PLOT BOOK 10 PAGE 111)

MIDDLE SMITHFIELD TOWNSHIP, MONROE COUNTY, PA.

JUNE 17, 2021

SCALE 1"=50'

FRANK J. SMITH JR., INC. - PROFESSIONAL LAND SURVEYORS  
P.O. BOX 543 - MARSHALLS CREEK, PA. 18335  
PHONE: (570) 223-8022

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Exhibit B

KSickles  
Date: 06/18/2021

COUNTY OF MONROE  
TAX CERTIFICATION  
TAX CLAIM BUREAU

Cert. No: 663660

THEMISTOCLEOUS ANDREA CHRISTINE  
634 ONEIDA DRIVE  
E STROUDSBURG PA 18302  
Land Assessment: 11,530  
Bldg Assessment: 89,020  
Total Assessment: 100,550  
Balances as of 06/18/2021

District: MIDDLE SMITHFIELD TOWNSHIP  
Deed:  
Location: CLINTON R ALDEN PLOTT  
Parcel Id: 09.119841  
Tax Account Id: 89712  
Description:

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

MONROE COUNTY TAX CLAIM

Per: Kelley J. Sickles

\*\*\*\*\* NO PERSONAL OR PERSONAL BUSINESS CHECKS ACCEPTED \*\*\*\*\*  
\*\*\*\*\* ENCLOSURE 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: 06/18/2021

COUNTY OF MONROE  
TAX CERTIFICATION  
TAX CLAIM BUREAU

Cert. No: 663661

THEMISTOCLEOUS ANDREA CHRISTINE  
633 ONEIDA DRIVE  
EAST STROUDSBURG PA 18302  
Land Assessment: 11,300  
Bldg Assessment: 0  
Total Assessment: 11,300  
Balances as of 06/18/2021

District: MIDDLE SMITHFIELD TOWNSHIP  
Deed: -  
Location: CLINTON R ALDEN PLOTT  
Parcel Id: 09.4B.1.41  
Tax Account Id: 100140  
Description:

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

Per: Kathy 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 \*\*\*\*\*