

RESOLUTION NO. 01-2021-1

The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby adopts the following Resolution at its regular meeting held on Thursday, January 28, 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, Alexandra Artyukhova, 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	2506	818	09/14A/1-12/7
Monroe	2254	7542	09/14A/1-12/8

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

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{00825942}

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

JOINDER DEED

Parcel ID # 9.14A.1-12.7 and 9.14A.1-12.8

THIS INDENTURE made the 110th day of November in the year of
Two Thousand Twenty (2020).

BETWEEN

ALEXANDRA ARTYUKHOVA,

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

ALEXANDRA ARTYUKHOVA,

(hereinafter called the Grantee), 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 her 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, her heirs and assigns,
described herein, in wit;

PARCEL ONE: 9.14A.1-12.7

ALL THAT CERTAIN lot or parcel of land, situate, lying and being in the development of
Monroe Lake Shores, County of Monroe and Commonwealth of Pennsylvania, to wit:

Lot No. 7 in Block No. 12 of Unit No. 1 as shown on the survey and original plat of Monroe
Lake Shores, Monroe County, Pennsylvania made by a Certified Land Surveyor and of
record in Recorder of Deeds Office of Monroe County, Pennsylvania in Plat Book No. 8 at
page 95, reference being made hereto for a more particular description of the lot or lots
herein conveyed.

BEING THE SAME PREMISES which William Calse, by deed dated February 9, 2018, and
recorded in the Office for Recording of Deeds, Monroe County Pennsylvania on February
16, 2018 in Deed Book 2506, Page 818, granted and conveyed unto Alexandra
Artyukhova, grantor hereof, in fee.

PARCEL TWO: 9.14A.1-12.8

ALL THAT CERTAIN lot parcel or piece of land situate in the Township of Middle
Smithfield, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 8, Block
No. 12, Unit No. 1, Monroe Lake Shores, as shown on a plan of lots recorded in the Office

of the Recorder of Deeds in and for the County of Monroe in Plot Book Volume 8A, page 95.

BEING THE SAME PREMISES which Al-Rite Construction Co., by deed dated August 19, 2020, and recorded in the Office for Recording of Deeds, Monroe County Pennsylvania on August 25, 2020 in Deed Book 2554, Page 7542, granted and conveyed unto Alexandra Artyukhova, 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: LOT 7 (TAX ID# 9.14A.1-12.7) AND LOT 8 (TAX ID# 9.14A.1-12.8) 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.

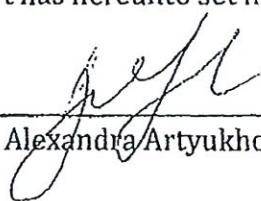
UNDER AND SUBJECT TO Covenants, Conditions and Restrictions as appear in the chain of title in the Recorder of Deeds of Monroe County.

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 her, 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, 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, for herself and her heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, her heirs and assigns, that she, the said Grantor, and her 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, her heirs and assigns, against her, the said Grantor, and her heirs, will **SPECIALLY** warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

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



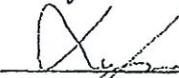
Alexandra Artyukhova {SEAL}

State of New York } ss
County of Kings }

On this, the 16 day of November 2020, before me, the undersigned Notary Public, personally appeared Alexandra Artyukhova, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

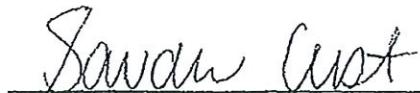




Notary Public
My commission expires: 10/29/2022

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

6257 East Lakeshore Drive
East Stroudsburg, PA 18302



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 11/10/2020					
Grantor(s)/Lessor(s) Alexandra Artyukhova	Telephone Number:	Grantee(s)/Lessee(s) Alexandra Artyukhova	Telephone Number:		
Mailing Address 6257 East Lakeshore Drive	Mailing Address 6257 East Lakeshore Drive				
City East Stroudsburg	State PA	ZIP Code 18302	City East Stroudsburg	State PA	ZIP Code 18302

C. REAL ESTATE LOCATION

Street Address 6257 East Lakeshore Drive	City, Township, Borough Middle Smithfield Township			
County Monroe	School District East Stroudsburg			Tax Parcel Number 9.14A.1-12.7 and 9.14A.1-12.8

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 252,650.00	5. Common Level Ratio Factor x 1.00	6. Computed Value = 252,650.00

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

1a. Amount of Exemption Claimed \$ 5,053.00	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.) <u>grantor and grantees are the same person</u>		

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

Date

11/23/2020

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

COUNTY OF MONROE



RECORDER OF DEEDS
610 MONROE STREET
SUITE 125
STROUDSBURG, PA 18360
Area Code (570) 517-3969

Josephine Ferro - Recorder

Instrument Number - 202029110

Recorded On 11/23/2020 At 1:47:57 PM

* Instrument Type - DEED - TAX EXEMPT

Invoice Number - 809384

* Grantor - ARTYUKHOVA, ALEXANDRA

* Grantee - ARTYUKHOVA, ALEXANDRA

User - VNL

* Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES	\$13.00
AFFORDABLE HOUSING	\$13.00
DEMOLITION ACCOUNT	\$15.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TAX CODE CERTIFICATION	\$20.00
FEES	
TOTAL PAID	\$106.75

Book - 2562 Starting Page - 3300

* Total Pages - 5

RETURN DOCUMENT TO:
POWLETTE & FIELD, LLC
508 PARK AVE
STROUDSBURG, PA 18360-1666

MC GIS Registry UPI Certification
On November 23, 2020 By AL

TAX ID #
9/14A/1-12/7
9/14A/1-12/8
Total Tax IDs: 2

I hereby CERTIFY that this document is recorded in the
Recorder's Office of Monroe County, Pennsylvania



Josephine Ferro

THIS IS A CERTIFICATION PAGE

Do Not Detach

**THIS PAGE IS NOW THE LAST PAGE
OF THIS LEGAL DOCUMENT**

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

071CB2



Exhibit B

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Monroe County Tax Claim Bureau
1 Quaker Plaza Room 104
Stroudsburg, PA 18360
Phone: (570) 517-3172
AS OF 9/30/2020

Parcel Number: 09.14A.1-12.7

Tax Acct ID: 92364
Pin No 09731502964182

Current Owner:
ALEXANDRA ARTYUJHOVA
6257 LAKESHORE DRIVE EAST
EAST STROUDSBURG PA 18302

*** TAX CERTIFICATION***

Year	Pd	Billed	Unpaid	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

Monroe County Tax Claim Bureau

Monroe County Tax Claim Bureau
1 Quaker Plaza Room 104
Stroudsburg, PA 18360
Phone: (570) 517-3172
AS OF 9/30/2020

Parcel Number: 09.14A.1-12.8

Tax Acct ID: 92366
Pin No 09731502965037

Current Owner:
AL RITE CONSTRUCTION CO
PO BOX 456
LEBANON NJ 08833

*** TAX CERTIFICATION***

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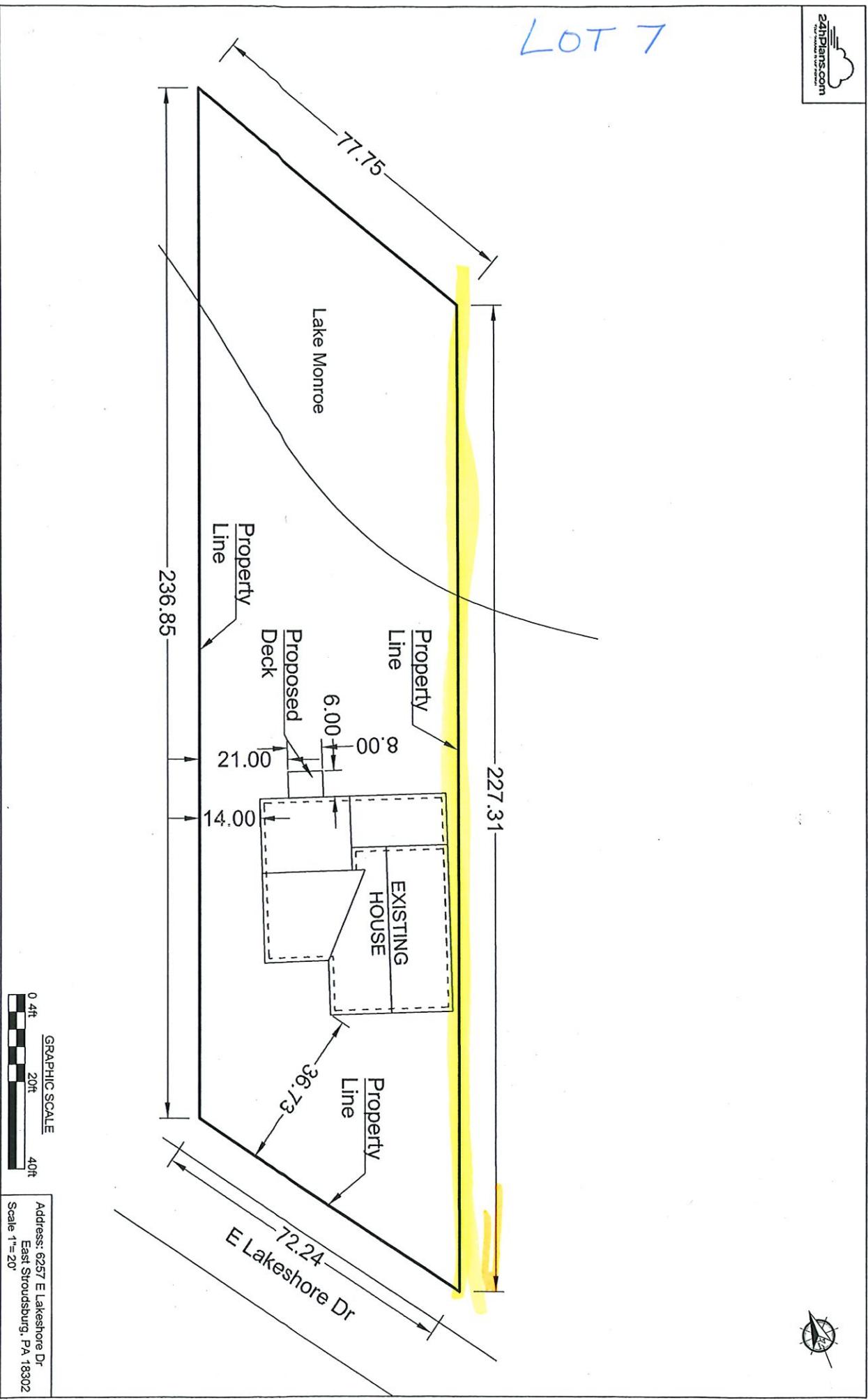
PAID IN FULL

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

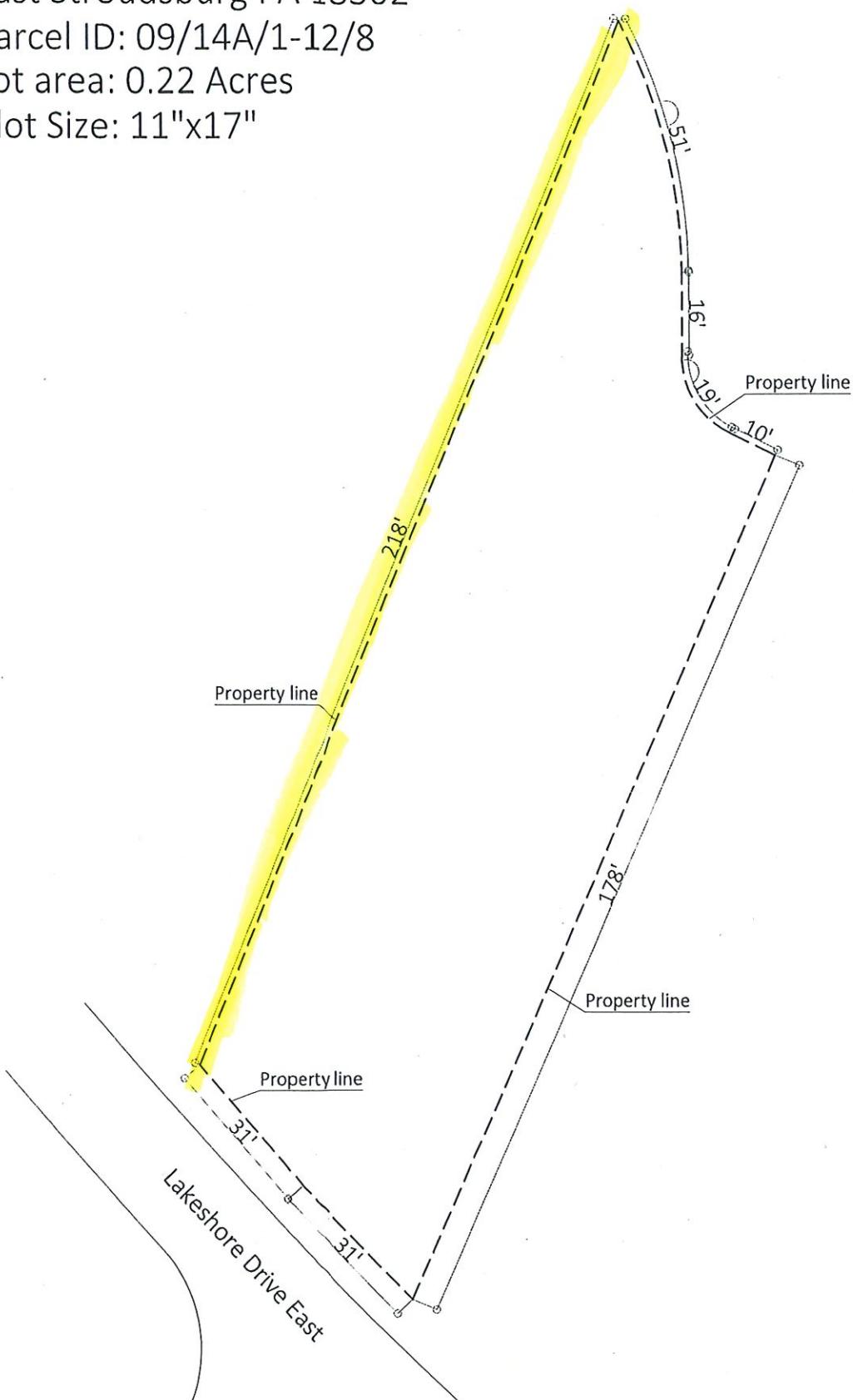
Stephanie Miller

LOT 7



SITE PLAN

Lot #8, Block 12, Unit 1
Monroe Lake shores
East Stroudsburg PA 18302
Parcel ID: 09/14A/1-12/8
Lot area: 0.22 Acres
Plot Size: 11"x17"



Created by: