

RESOLUTION NO. 04-2020-1

The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby adopts the following Resolution at its regular meeting held on Thursday, April 23, 2020, 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, LTS Homes, LLC 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	2513	4377	09/6C/2/16
Monroe	2513	4381	09/6C/2/17

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



## Exhibit A

**Prepared By:**

Capstone Settlement, Inc.  
919 Main Street  
Stroudsburg, PA 18360  
570.664.8500

**Return To:**

Capstone Settlement, Inc.  
919 Main Street  
Stroudsburg, PA 18360  
File No. C201975

**Tax Parcel #: 09/6C/2/16 (LOT 50) & 09/6C/2/17 (LOT 51)**

**JOINDER DEED**

**THIS INDENTURE MADE** the \_\_\_\_\_ day of \_\_\_\_\_, 2020 by and between

**LTS HOMES, LLC** (hereinafter referred to as "Grantor")

**AND**

**LTS HOMES, LLC** (hereinafter referred to as "Grantee")

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of **ONE Dollar \$1.00** paid to the Grantor by the Grantee, receipt whereof is hereby acknowledged, do grant, bargain, sell and convey unto the Grantee,

**ALL THAT CERTAIN** lot situate in the Township of Middle Smithfield, County of Monroe, State of Pennsylvania, being shown and designated as Lot No. 50 on a certain map or plan of lots entitled "Subdivision of Winona Lakes, Section 6, Mountain Vista Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, PA., dated March 3, 1972, and revised April 6, 1972, prepared by Edward C. Hess Associates, Scale being 1" = 100'", recorded in the Recorder's Office at Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 16, Page 85.

**AND**

**ALL THAT CERTAIN** lot situate in the Township of Middle Smithfield, County of Monroe, State of Pennsylvania, being shown and designated as Lot No. 51 on a certain map or plan of lots entitled "Subdivision of Winona Lakes, Section 6, Mountain Vista Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, PA., dated March 3, 1972, and revised April 6, 1972, prepared by Edward C. Hess Associates, Scale being 1" = 100'", recorded in the Recorder's Office at Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 16, Page 85.

**AS TO LOT 50, BEING THE SAME PREMISES** which THE TAX CLAIM BUREAU OF THE COUNTY OF MONROE by Deed dated 6/13/2018 and recorded 7/16/2018 in Monroe County in Deed Book 2513 Page 4377 conveyed unto LTS HOMES, LLC, in fee.



**AS TO LOT 51, BEING THE SAME PREMISES** which THE TAX CLAIM BUREAU OF THE COUNTY OF MONROE by Deed dated 6/13/2018 and recorded 7/16/2018 in Monroe County in Deed Book 2513 Page 4381 conveyed unto LTS HOMES, LLC, in fee.

**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.**

**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 them, 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 itself, its successors and assigns, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that the said Grantor, and its successors and assigns, 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, its successors and assigns, against them, the said Grantor, and its successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under, shall and will Specially warrant and forever defend.

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

**LTS HOMES, LLC**

\_\_\_\_\_  
**GEORGE E. HAMLEN**  
**VICE PRESIDENT**

STATE OF PENNSYLVANIA

)

) SS:

COUNTY OF MONROE

)

On this the       day of       , 2020, the undersigned officer, personally appeared **GEORGE E. HAMLEN**, who acknowledged himself to be **VICE PRESIDENT** of **LTS HOMES, LLC**, and that he has executed the foregoing instrument as such officer for the purposes therein contained, and desired the same might be recorded as such, according to law.

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

\_\_\_\_\_  
Notary Public

My commission Expires:

#### **CERTIFICATE OF RESIDENCE**

I do hereby certify that the precise residence of the grantee is:

815 SEVEN BRIDGE RD, EAST STROUDSBURG, PA 18301.

\_\_\_\_\_  
For Grantee

Exhibit B

Monroe County - Tax Claim  
1 Quaker Plaza Room 104  
Stroudsburg PA 18360  
Phone: (570) 517-3172  
As of 2/18/20

Parcel Number  
09 /6C /2 /17 /  
  
Current owner:  
REASSURED PROPERTIES LLC  
815 SEVEN BRIDGE RD  
EAST STROUDSBURG PA 18301  
TOWNSHIP: 09 MIDDLE SMITHFIELD

Tax Acct ID: 103704  
Pin No: 09733402879032  
Legal Description  
PARK CT 51  
LOT 51 SEC 6 MT VISTA VI

\* \* T A X C E R T I F I C A T E # 278443 \* \*

2019 Assessed Valuations:

LAND CLASS 9 4,000.00 Deed Book/Page: 2513-4381  
Total 4,000.00

YEAR PD	BILLED	UNPAID	PENALTY/INT	OTHER +/-	TOTAL DUE
=====	=====	=====	=====	=====	=====
Grand		.00	.00	.00	.00

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 Reed*

Monroe County - Tax Claim  
1 Quaker Plaza Room 104  
Stroudsburg PA 18360  
Phone: (570) 517-3172  
As of 2/18/20

Parcel Number  
09 /6C /2 /16 /  
  
Current owner:  
REASSURED PROPERTIES LLC  
815 SEVEN BRIDGE RD  
EAST STROUDSBURG PA 18301  
TOWNSHIP: 09 MIDDLE SMITHFIELD

Tax Acct ID: 103702  
Pin No: 09733402879166  
Legal Description  
PARK CT 50  
LOT 50 SEC 6

\* \* T A X C E R T I F I C A T E # 278444 \* \*

2019 Assessed Valuations:

LAND CLASS 9	4,000.00	Deed Book/Page: 2513-4377
Total	4,000.00	

YEAR PD	BILLED	UNPAID	PENALTY/INT	OTHER +/-	TOTAL DUE
==== ==	=====	=====	=====	=====	=====
Grand		.00	.00	.00	.00

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

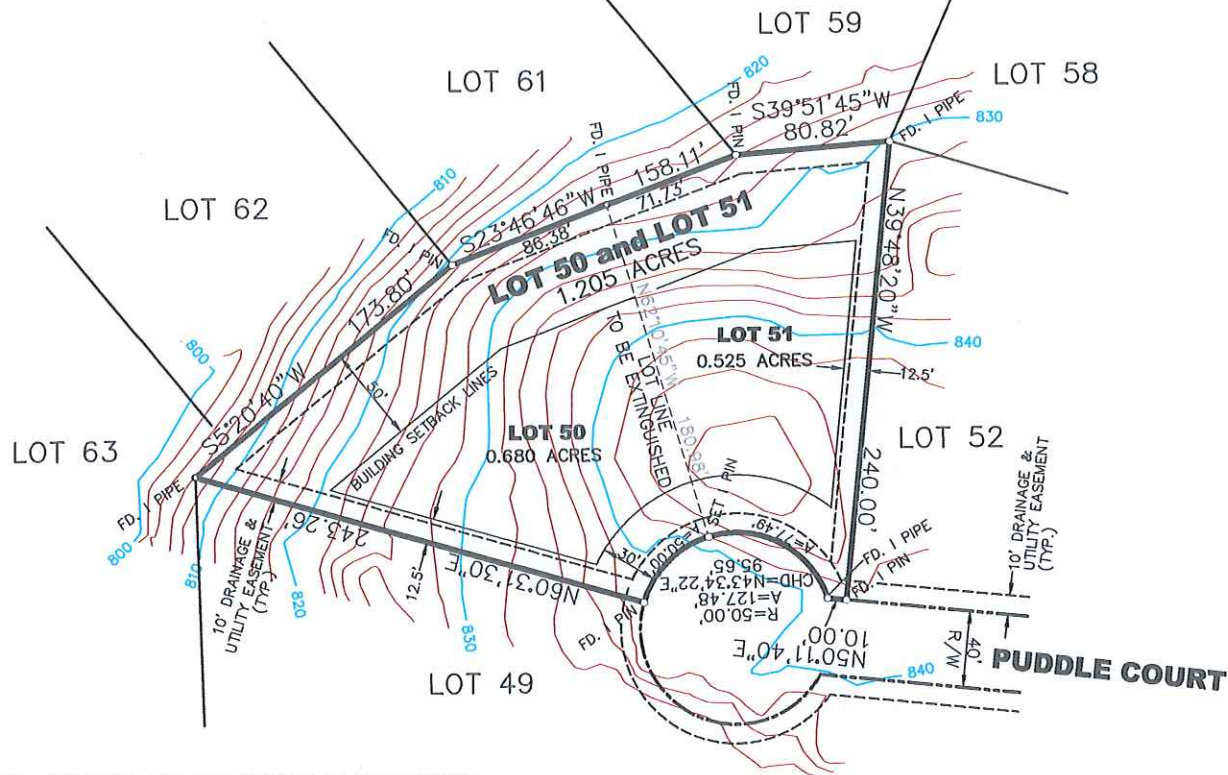
*Stephanie Reed*



NOTES:

- 1.) OWNER/DEVELOPER: REASSURED PROPERTIES, LLC  
815 SEVEN BRIDGE RD.  
E. STROUDSBURG, PA 18301
- 2.) LOT PIN# TAX ID# SOURCE OF TITLE  
LOT 50 09733402879166 09/6C/2/16 D.B.V. 2513 PG. 4377  
LOT 51 09733402877903 09/6C/2/17 D.B.V. 2513 PG. 4381

NOTE: CONTOURS ARE SUPERIMPOSED FROM LIDAR, AS PROVIDED BY THE PENNSYLVANIA SPATIAL DATA ACCESS WEBSITE.



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.

LOT 50 AND LOT 51 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.

LOT CONSOLIDATION PLAN

# **LOT 50 and LOT 51 SECTION 6 WINONA LAKES**

(A.K.A. MOUNTAIN VISTA VILLAGE)

MIDDLE SMITHFIELD TOWNSHIP, MONROE COUNTY, PA.

NOV. 29, 2018

SCALE 1"=100'

0 100 200

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

REVISED: 1-10-19 (ADDED CONTOURS)



*Frank J. Smith Jr.*