

RESOLUTION NO. 07-2019-1

The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby adopts the following Resolution at its regular meeting held on Thursday, July 11, 2019, at 7:00 P.M. (EST) at the Sterling R. Schoonover Municipal Center, to wit:

WITNESSETH:

WHEREAS, pursuant to the requirements of Township Resolution Nos. 06-2009-2 and 10-2012-02, Nicholas T. DiDomenico and Judith A. DiDomenico have presented a proposed Joinder Deed for their properties, described as fully set forth by the following deeds:

County	Deed Volume	Page	Tax Id. No.
Monroe	2322	8791	09/ 13A /1 /29
Monroe	2111	5666	09/ 13A /1 /30
Monroe	1598	1484	09/ 13A /1 /42
Monroe	2111	5685	09/ 113686

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. 06-2009-2:

**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:

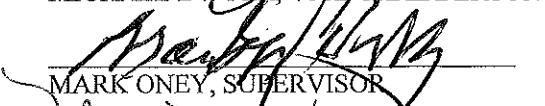
1. The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby approves the proposed Joinder Deed as presented for filing purposes; and
2. The property owner shall execute and file the proposed Joinder Deed as presented within (90) days of approval of this Resolution;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

  
MICHAEL DWYER, VICE CHAIRPERSON

  
MARK ONEY, SUPERVISOR

  
MICHELE L. CLEWELL, SECRETARY

  
(TOWNSHIP SEAL)

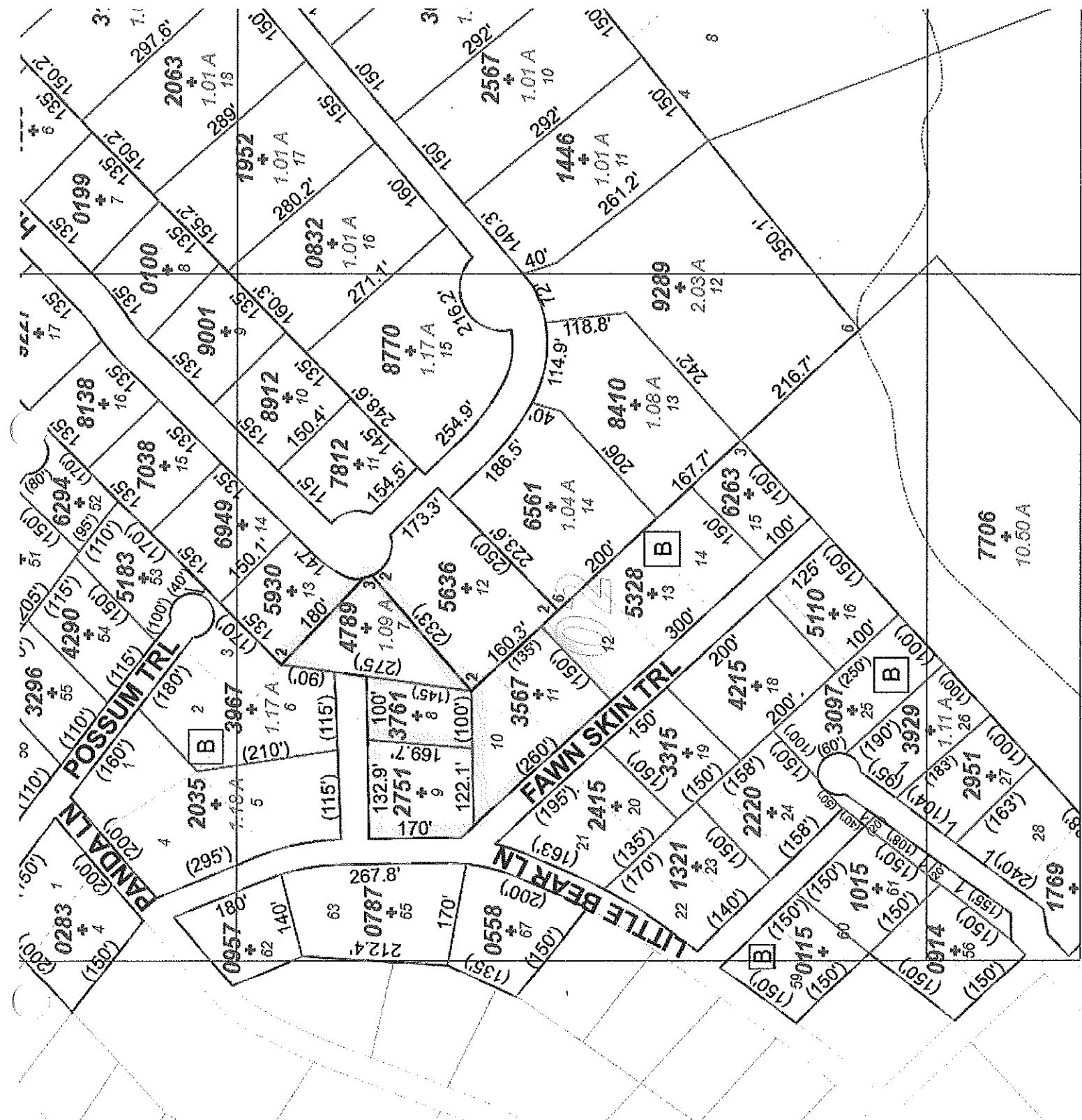


Exhibit A

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

**SPECIAL WARRANTY DEED**

**Parcel ID # 9/13A/1/29, 9/13A/1/30 and 9/13A/1/42 and 9/113686**

**THIS INDENTURE** made the \_\_\_\_\_ day of May in the year of Two Thousand Nineteen (2019).

**BETWEEN**

**JUDITH A. DIDOMENICO AND NICHOLAS T. DIDOMENICO, HUSBAND AND WIFE,**  
(hereinafter called the Grantors), of the one part, and

**JUDITH A. DIDOMENICO AND NICHOLAS T. DIDOMENICO, HUSBAND AND WIFE,**  
(hereinafter called the Grantees), of the other part

**WITNESSETH** that the said Grantors for and in consideration of the sum of One and 00/100 Dollar (\$1.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees their heirs and assigns, as tenants by the entireties;

**PARCEL ONE:**

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

**BEING** Lot No. 7, Section B, as shown on Plan of Lots entitled "Plotting No. 1, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965" and recorded in the Office for Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book Vol. 9, page 103.

**BEING THE SAME PREMISES** which John Cash and Kathleen M. Cash, by deed dated December 4, 2007, and recorded in the Office for Recording of Deeds, Monroe County Pennsylvania on December 10, 2007 in Deed Book 2322, Page 8791, granted and conveyed unto Judith A. DiDomenico and Nicholas T. DiDomenico, Husband and Wife, grantors hereof, in fee.

**PARCEL TWO:**

**ALL THAT CERTAIN** lot or piece of land situate in Middle Smithfield Township, Monroe County, Pennsylvania;

**BEING** Lot No. 8, Section B, as shown on Plan of Lots entitled "Plotting No. 1, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965" and recorded in the Office for Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book Vol. 9, page 103.

The exact dimensions of Lot No. 8 are as follows:

One hundred fifteen feet along the center of the cul de sac; one hundred sixty-nine and seven-tenths feet along Lot No. 9; one hundred five feet along Lot No. 10; one hundred seventy feet along Lot No. 7.

**BEING THE SAME PREMISES** which Arlene Driscoll and John Driscoll, by deed dated December 20, 2001, and recorded in the Office for Recording of Deeds, Monroe County Pennsylvania on December 26, 2001 in Deed Book 2111, Page 5666, granted and conveyed unto Judith A. DiDomenico and Nicholas T. DiDomenico, Husband and Wife, grantors hereof, in fee.

**PARCEL THREE:**

**ALL THOSE CERTAIN** lots or pieces of land situate in Middle Smithfield Township, Monroe County, Pennsylvania;

**BEING** Lots Nos. 10 and 11, Section B, as shown on Plan of Lots entitled "Plotting No. 1, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965" and recorded in the Office for Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book Vol. 9, page 103.

The exact dimensions of Lot No. 10, Section B, are as follows:

One hundred seventy-five feet along the center line of Fawn Skin Trail; two hundred twenty-seven and one-tenth feet along the most southerly lines of Lots Nos. 9 and 8, Section B; twelve and nine-tenths feet along the most Westerly line of Lot No. 7, Section B; twenty-eight and four-tenths feet along lands now or late of Chester Ensley and one hundred seventy feet along the most Northerly line of Lot No. 11, Section B.

The exact dimensions of Lot No. 11, Section B, are as follows:

One hundred feet along the center line of Fawn Skin Trail; one hundred seventy feet along the most Southerly line of Lot No. 10, Section B; one hundred feet along lands now or late of Chester Ensley; one hundred seventy feet along the most Northerly line of Lot No. 12, Section B.

**BEING THE SAME PREMISES** which Nicholas J. Episcopo and Marietta Episcopo, by deed dated January 5, 1988, and recorded in the Office for Recording of Deeds, Monroe County Pennsylvania on January 11, 1988 in Deed Book 1598, Page 1484, granted and conveyed

unto Judith A. DiDomenico and Nicholas T. DiDomenico, Husband and Wife, grantors hereof, in fee.

**PARCEL FOUR:**

**ALL THAT CERTAIN** lot or piece of land situate in Middle Smithfield Township, Monroe County, Pennsylvania;

**BEING** Lot No. 9, Section B, as shown on Plan of Lots entitled "Plotting No. 1, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965" and recorded in the Office for Recording of Deeds, in and for the County of Monroe at Stroudsburg, Pennsylvania, in Plat Book Vol. 9, page 103.

The exact dimensions of Lot No. 9 are as follows:

One hundred seventy feet along the center of Little Bear Lane; one hundred twenty-two and one-tenths feet along Lot No. 10; one hundred sixty-nine and seven-tenths feet along the center of the cul-de-sac.

**BEING THE SAME PREMISES** which Stephanie M. Pandolfo and Steven Pandolfo, by deed dated December 21, 2001, and recorded in the Office for Recording of Deeds, Monroe County Pennsylvania on December 26, 2001 in Deed Book 2111, Page 5685, granted and conveyed unto Judith A. DiDomenico and Nicholas T. DiDomenico, Husband and Wife, grantors hereof, in fee.

THIS CONVEYANCE IS EXEMPT FROM THE PAYMENT OF REALTY TRANSFER TAX IN THAT THE GRANTORS AND GRANTEEES ARE THE SAME PERSONS.

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.

**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 them, the said Grantors, 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 Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

AND the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, 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 Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will **SPECIALLY** warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

**IN WITNESS WHEREOF**, the parties of the first part have hereunto set their hands and seals.  
Dated the day and year first above written.

{SEAL}

Judith A. DiDomenico

{SEAL}

Nicholas T. DiDomenico

Commonwealth of Pennsylvania      } ss  
County of Monroe

On this, the \_\_\_\_\_ day of May 2019, before me, the undersigned Notary Public, personally appeared Judith A. DiDomenico and Nicholas T. DiDomenico, 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.

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

My commission expires: \_\_\_\_\_

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

6207 Bobcat Trail  
East Stroudsburg, PA 18302

\_\_\_\_\_  
On behalf of the Grantees

Exhibit B

Monroe County - Tax Claim  
1 Quaker Plaza Room 104  
Stroudsburg PA 18360  
Phone: (570) 517-3172  
As of 6/27/19

Parcel Number  
09 /13A /1 /29 /

Tax Acct ID: 91218  
Pin No: 09732603024789  
Legal Description  
HICKORY LN 7  
LOT 7 SEC B

Current owner:  
DIDOMENICO NICHOLAS T  
6207 BOBCAT TRAIL  
E STROUDSBURG PA 18302  
TOWNSHIP: 09 MIDDLE SMITHFIELD

\*\*\* TAX CERTIFICATE # 271448 \*\*\*

2019 Assessed Valuations:

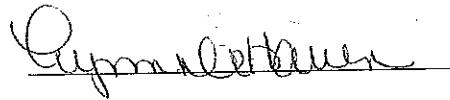
LAND CLASS 9	2,000.00	Deed Book/Page: 2322-8791
Total	2,000.00	

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



Monroe County - Tax Claim  
1 Quaker Plaza Room 104  
Stroudsburg PA 18360  
Phone: (570) 517-3172  
As of 6/27/19

Parcel Number Tax Acct ID: 91224  
09 /13A /1 /30 / Pin No: 09732603023761  
Current owner: Legal Description  
DIDOMENICO NICHOLAS T NO NAME CT 8  
DIDOMENICO JUDITH A LOT 8 SEC B  
6207 BOBCAT TRAIL  
E STROUDSBURG PA 18302  
TOWNSHIP: 09 MIDDLE SMITHFIELD

\*\*\* TAX CERTIFICATE # 271446 \*\*\*

2019 Assessed Valuations:

LAND CLASS 9	2,000.00	Deed Book/Page: 2111-5666
Total	2,000.00	

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

Alphonse L. Bauer

Monroe County - Tax Claim  
1 Quaker Plaza Room 104  
Stroudsburg PA 18360  
Phone: (570) 517-3172  
As of 6/27/19

Parcel Number	Tax Acct ID: 91252
09 /13A /1 /42 /	Pin No: 09732603023567
Current owner:	Legal Description
DIDOMENICO NICHOLAS T	6207 BOBCAT TRL
6207 BOB CAT TRAIL	LOTS 10 & 11 SEC B
E STRoudSBURG PA 18302	
TOWNSHIP: 09 MIDDLE SMITHFIELD	

\*\*\* TAX CERTIFICATE # 271449 \*\*\*

2019 Assessed Valuations:

HOMESTEAD BLDG CLASS 9	20,360.00	Deed Book/Page: 1598-1484
HOMESTEAD LAND CLASS 9	2,600.00	
Total	22,960.00	

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

Ronald Allen

Monroe County - Tax Claim  
1 Quaker Plaza Room 104  
Stroudsburg PA 18360  
Phone: (570) 517-3172  
As of 6/27/19

Parcel Number Tax Acct ID: 88648  
09 /113686/ / / Pin No: 09732603022751  
Current owner: Legal Description  
DIDOMENICO NICHOLAS T LITTLE BEAR LN 9  
DIDOMENICO JUDITH A LOT 9 SEC B  
6207 BOBCAT TRAIL  
E STROUDSBURG PA 18302  
TOWNSHIP: 09 MIDDLE SMITHFIELD

\*\*\* TAX CERTIFICATE # 271445 \*\*\*

2019 Assessed Valuations:

LAND CLASS 9	2,000.00	Deed Book/Page: 2111-5685
Total	2,000.00	

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

