

RESOLUTION NO. 09-2019-2

The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby adopts the following Resolution at its regular meeting held on Thursday, September 26, 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, Theresa Pitcher, Kevin O'Connor, and Bernard B. O'Connor, 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	2511	5475	09/14C/6-1/5
Monroe	2511	5475	09/14C/6-1/6
Monroe	2511	5475	09/14C/6-1/7
Monroe	2511	5475	09/14C/6-1/8
Monroe	2511	5475	09/14C/6-1/9

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)

{00678489}

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 # 9/14C/6-1/5, 9/14C/6-1/6, 9/14C/6-1/7, 9/14C/6-1/8, 9/14C/6-1/9

THIS INDENTURE made the _____ day of September in the year of Two Thousand Nineteen (2019).

BETWEEN

THERESA PITCHER, KEVIN O'CONNOR AND BERNARD B. O'CONNOR,
(hereinafter called the Grantors), of the one part, and

THERESA PITCHER, KEVIN O'CONNOR AND BERNARD B. O'CONNOR,
(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 joint tenants with the rights of survivorship, described herein, in wit;

PREMISES A: TAX MAP NO. 09/14C/6-1/5

ALL THAT CERTAIN lots, parcels or pieces of land, Situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being Lot 5, Block No. 1, Unit No. 6, 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 8, Page 115.

PREMISES B: TAX MAP NO. 09/14C/6-1/6

ALL THAT CERTAIN lots, parcels or pieces of land, Situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being Lot 6, Block No. 1, Unit No. 6, 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 8, Page 115.

PREMISES C: TAX MAP NO. 09/14C/6-1/7

ALL THAT CERTAIN lots, parcels or pieces of land, Situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being Lot 7, Block No. 1, Unit No. 6, 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 8, Page 115.

PREMISES D: TAX MAP NO. 09/14C/6-1/8

ALL THAT CERTAIN lots, parcels or pieces of land, Situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being Lot 8, Block No. 1, Unit No. 6, 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 8, Page 115.

PREMISES E: TAX MAP NO. 09/14C/6-1/9

ALL THAT CERTAIN lots, parcels or pieces of land, Situate in the Township of Middle Smithfield, County of Monroe, and Commonwealth of Pennsylvania, being Lot 9, Block No. 1, Unit No. 6, 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 8, Page 115.

BEING THE SAME PREMISES which Patrick J. Thomas, Sr. and Kathleen Thomas, by deed dated May 25, 2018, and recorded in the Office for Recording of Deeds, Monroe County Pennsylvania on June 7, 2018 in Deed Book 2511, Page 5475, granted and conveyed unto Theresa Pitcher, Kevin O'Connor and Bernard B. O'Connor, 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 PARTIES ACKNOWLEDGE THAT THIS TRANSFER WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURANCE.

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}
Theresa Pitcher

_____{SEAL}
Kevin J. O'Connor

_____{SEAL}
Bernard B. O'Connor

Commonwealth of Pennsylvania } ss
County of Monroe

On this, the ____ day of September 2019, before me, the undersigned Notary Public, personally appeared Theresa Pitcher, 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: _____

Commonwealth of Pennsylvania } ss
County of Monroe

On this, the ____ day of September 2019, before me, the undersigned Notary Public, personally appeared Kevin J. O'Connor, 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 therein contained.

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

Notary Public
My commission expires: _____

State of _____ } ss
County of _____ }

On this, the ____ day of September 2019, before me, the undersigned Notary Public, personally appeared Bernard B. O'Connor, 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 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:

130 72nd Street, 6B
Brooklyn, NY 11209

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 9/17/19

Parcel Number
09 /14C /6-1 /6 /

Current owner:
PITCHER THERESA ETAL
130 72ND STREET 6B
BROOKLYN NY 11209
TOWNSHIP: 09 MIDDLE SMITHFIELD

Tax Acct ID: 95006
Pin No: 09732501174850
Legal Description
6402 LAKESHORE DR E RD
LOT 6 BLK 1 UNIT 6

* * T A X C E R T I F I C A T E # 274458 * *

2019 Assessed Valuations:

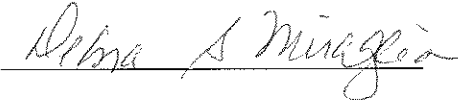
BUILDING CLASS 9	9,650.00	Deed Book/Page: 2511-5475
LAND CLASS 9	2,250.00	
Total	11,900.00	

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 9/17/19

Parcel Number
09 /14C /6-1 /9 /

Current owner:
PITCHER THERESA ETAL
130 72ND STREET 6B
BROOKLYN NY 11209
TOWNSHIP: 09 MIDDLE SMITHFIELD

Tax Acct ID: 95012
Pin No: 09732501174987
Legal Description
LAKE SHORE DR 9
LOT 9 BLK 1 UNIT 6

* * TAX CERTIFICATE # 274457 * *

2019 Assessed Valuations:

LAND CLASS 9	680.00	Deed Book/Page: 2511-5475
Total	680.00	

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

Dina S. Miraglia

Monroe County - Tax Claim
1 Quaker Plaza Room 104
Stroudsburg PA 18360
Phone: (570) 517-3172
As of 9/17/19

Parcel Number
09 /14C /6-1 /5 /

Current owner:
PITCHER THERESA ETAL
130 72ND STREET 6B
BROOKLYN NY 11209
TOWNSHIP: 09 MIDDLE SMITHFIELD

Tax Acct ID: 95004
Pin No: 09732501174745
Legal Description
LAKE SHORE DR 5
LOT 5 BLK 1 UNIT 6

* * T A X C E R T I F I C A T E # 274456 * *

2019 Assessed Valuations:

LAND CLASS 9 680.00 Deed Book/Page: 2511-5475
Total 680.00

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

Debra A Mingeia

Monroe County - Tax Claim
1 Quaker Plaza Room 104
Stroudsburg PA 18360
Phone: (570) 517-3172
As of 9/17/19

Parcel Number
09 /14C /6-1 /7 /

Current owner:
PITCHER THERESA ETAL
130 72ND STREET 6B
BROOKLYN NY 11209
TOWNSHIP: 09 MIDDLE SMITHFIELD

Tax Acct ID: 95008
Pin No: 09732501174866
Legal Description
LAKE SHORE DR 7
LOT 7 BLK 1 UNIT 6

* * T A X C E R T I F I C A T E # 274455 * *

2019 Assessed Valuations:

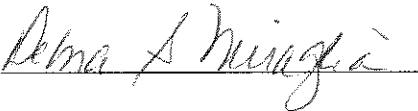
LAND CLASS 9	680.00	Deed Book/Page: 2511-5475
Total	680.00	

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 9/17/19

Parcel Number
09 /14C /6-1 /8 /

Current owner:
PITCHER THERESA ETAL
130 72ND STREET 6B
BROOKLYN NY 11209
TOWNSHIP: 09 MIDDLE SMITHFIELD

Tax Acct ID: 95010
Pin No: 09732501174971
Legal Description
LAKE SHORE DR 8
LOT 8 BLK 1 UNIT 6

* * T A X C E R T I F I C A T E # 274454 * *

2019 Assessed Valuations:

LAND CLASS 9 680.00 Deed Book/Page: 2511-5475
Total 680.00

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

Debra S. Muzigla