

RESOLUTION NO. 07-2015-4

The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby adopts the following Resolution at its regular meeting held on Thursday, July 23, 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, Charles Frizziola and Doris Frizziola have presented a proposed Joinder Deed for their properties; whose description is more fully set forth by the following deeds:

County	Deed Volume	Page	Record Date	Tax Id. No.
Monroe	1908	0482	09/10/1993	09/14C/5-1/15
Monroe	2455	3873	06/19/2015	09/14C/5-1/16

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.

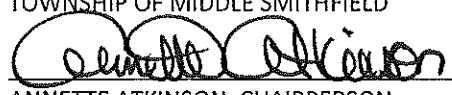
WHEREAS, the property owner has presented an original Tax Certification from the Monroe County Tax Claim Bureau which states that all real estate taxes are current; a true and correct copy of said Tax Certification for each parcel, identified herein, is attached hereto and made a part hereof as Exhibit "B."

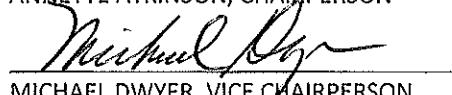
NOW THEREFORE BE IT RESOLVED as follows:

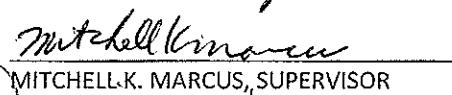
1. The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby approves the proposed Joinder Deed as presented for filing purposes; and
2. The property owner shall execute and file the proposed Joinder Deed as presented within (90) days of approval of this Resolution;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

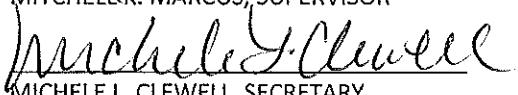
IN WITNESS WHEREOF, the aforesaid Resolution is hereby adopted as of the day and year first above set forth.

TOWNSHIP OF MIDDLE SMITHFIELD


ANNETTE ATKINSON, CHAIRPERSON


MICHAEL DWYER, VICE CHAIRPERSON


MITCHELL K. MARCUS, SUPERVISOR


MICHELE L. CLEWELL, SECRETARY



{00243297}

Exhibit A

Tax Code No.

DEED

THIS DEED, made the _____ day of _____, in the
year Two Thousand Fifteen (2015)

BETWEEN

Charles M. Frizziola of Staten Island, New York, Thomas D. Frizziola of Staten Island, New York, John J. Frizziola of Staten Island, New York and Natalie Frizziola, now by marriage, Natalie Meier of Staten Island, New York, Parties of the First Part, hereinafter called Grantors.

-AND-

Charles M. Frizziola of Staten Island, New York, Thomas D. Frizziola of Staten Island, New York, John J. Frizziola of Staten Island, New York and Natalie Frizziola, now by marriage, Natalie Meier of Staten Island, New York, Parties of the Second Part, hereinafter called Grantees,

WITNESSETH that for and in consideration of the sum of **ONE (\$1.00) DOLLAR**, lawful money of the United States of America, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, their heirs and assigns, reserving, however, unto Charles Frizziola and Doris Frizziola, a life estate therein for and during the terms of their natural lives.

PARCEL 1

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

BEING LOT NO. 15, Block No. 1, Unit 5 on a Plan of Lots of Pocono Lakeshore, Inc. recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book 8, Page 112

TOGETHER with all the rights and privileges as more particularly set forth in a deed of Pocono Lakeshore, Inc., to Roy Nees and Donna Nees, his wife, as recorded in Deed Book Vol 318, Page 1092

UNDER AND SUBJECT to the conditions, covenants, and restrictions as more particularly set forth in the Deed of Pocono Lakeshore, Inc. to Roy K. Nees and Donna M. Nees, his wife, as recorded in Deed Book Vol. 318, Page 1092

BEING the same premises which Charles M. Frizziola, Thomas D. Frizziola, John J. Frizziola and Natalie Frizziola, by deed dated August 31, 1993, and recorded September 10, 1993 in the Office of the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania in Deed Book 1908, Page 0482, granted and conveyed to Charles M. Frizziola, Thomas D. Frizziola, John J. Frizziola and Natalie Frizziola.

PARCEL 11

ALL THE FOLLOWING described lot or parcel of land, situate lying and being in the development of Monroe Lake Shores, Middle Smithfield Township, County of Monroe and State of Pennsylvania, to wit:

Lot No. 14, in Block No. 1 of Unit No. 5 as shown on the survey and original plot 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 Plot Book No. 86, page 118.

BEING the same premises which Charles M. Frizziola, Thomas D. Frizziola, John J. Frizziola and Natalie Frizziola, by deed dated August 31, 1993, and recorded September 10, 1993 in the Office of the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania in Deed Book 1908, Page 0482, granted and conveyed to Charles M. Frizziola, Thomas D. Frizziola, John J. Frizziola and Natalie Frizziola.

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

BEGINNING at a rail road spike on the westerly side of a 33 foot wide road known as Lakeshore Drive as shown on a certain map entitled "Monroe Lake Shores", recorded in the Office of the Recorder, in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 8, Page 112, also said railroad spike is the most northeasterly corner of a Lot 15, Unit 5, Block 1; thence along Lot 15, N 73 ° 40' 20" W 188.00 feet (passing a pipe on line at 174.22 feet) to a point in or about said Monroe Lake; thence in and along said lake, N 14° 10' 56" E 38.74 feet to an iron pipe, said pipe being common to Lots 16 and 17; thence along Lot 17, S 86° 47' 23" E 202.41 feet to an iron pipe on the westerly side of said Lakeshore Drive; thence along said road, S 21° 30' W 85.00 feet to the place of BEGINNING as per a survey made by George Fetch, Jr., Registered Surveyor in June of 1981. Bearings are of the Magnetic Meridian of 1981.

CONTAINING 11806.65 square feet, more or less.

BEING Lot 16, Unit 5, Block 1 as described in the aforementioned plan of lots.

BEING THE SAME PREMISES which Charles and Doris Frizziola, his wife, by Deed dated June 17, 2015 and recorded June 19, 2015 in the Recorder's Office of Monroe County, Pennsylvania in Deed Book Volume 2455, Page 3873 granted and conveyed onto Charles M. Frizziola, Thomas D. Frizziola, John J. Frizziola and Natalie Frizziola.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

TOGETHER with all and singular the buildings, 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 party of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said buildings, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of said parties of the second part, their heirs and assigns forever.

AND the said Grantors, the said parties of the first part, for themselves and their heirs, executors and administrators, do hereby covenant and agree to and with the said Grantees, their heirs and assigns, that they, the Grantors, their heirs, executors and administrators, SHALL AND WILL SPECIALLY WARRANT and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantors and their heirs, and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof.

THIS IS A TAX EXEMPT TRANSACTION because the transfer is between the same Grantors and Grantees.

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.

AND this is a Corrective Deed given without consideration to correct prior Deed dated May 11, 2015 and recorded May 15, 2015 in Deed Book 2453, Page 8074 and prior Deed dated June 17, 2015 and recorded June 19, 2015 in Deed Book 2455, Page 3873, the legal description in this Deed being the correct legal description of the property to be conveyed.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed and Delivered
in the Presence of:

Charles M. Frizziola

STATE OF NEW YORK :
: SS.
COUNTY OF RICHMOND :

On this _____ day of _____, 2015, before me, a notary public in and for said county and state, the undersigned officer, personally appeared Charles M. Frizziola, 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, and desired the same might be recorded as such.

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

Thomas D. Frizziola

STATE OF NEW YORK :
: SS.
COUNTY OF RICHMOND :

On this _____ day of _____, 2015, before me,
a notary public in and for said county and state, the undersigned officer, personally
appeared Thomas D. Frizziola, 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, and desired the same might be recorded as
such.

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

John J. Frizziola

STATE OF NEW YORK :
: SS.
COUNTY OF RICHMOND :

On this _____ day of _____, 2015, before me,
a notary public in and for said county and state, the undersigned officer, personally
appeared John J. Frizziola, 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, and desired the same might be recorded as such.

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

Natalie Meier

STATE OF NEW YORK :
: SS.
COUNTY OF RICHMOND :
:

On this _____ day of _____, 2015, before me,
a notary public in and for said county and state, the undersigned officer, personally
appeared Natalie Meier, 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, and desired the same might be recorded as such.

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

The precise address of the within Grantees is:

Prepared by:
Kathleen E. Walters, Esquire
Higgins Law Offices, P.C.
26 North Sixth Street
Stroudsburg, PA 18360

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Exhibit B

Monroe County - Tax Claim
1 Quaker Plaza Room 104
Stroudsburg PA 18360
Phone: (570) 517-3172
As of 7/09/15

Parcel Number Tax Acct ID: 94134
09 /14C /5-1 /15 / Pin No: 09732501161932
Legal Description
Current owner: 6365 LAKESHORE DR E LN
FRIZZIOLA CHARLES M LOTS 14 & 15 BLK 1 U 5
6365 LAKESHORE DRIVE E
EAST STRoudSBURG PA 18301
TOWNSHIP: 09 MIDDLE SMITHFIELD

*** TAX CERTIFICATE # 229281 ***

2015 Assessed Valuations:

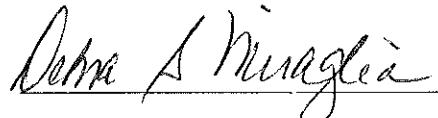
HOMESTEAD BLDG CLASS 9	19,010.00	Deed Book/Page: 1908-0482
HOMESTEAD LAND CLASS 9	3,900.00	
Total	22,910.00	

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 7/09/15

Parcel Number	Tax Acct ID: 94136
09 /14C /5-1 /16 /	Pin No: 09732501171030
Current owner:	Legal Description
FRIZZIOLA CHARLES M ETAL	6369 LAKESHORE DR
6365 LAKE SHORE DR EAST	LOT 16 BLK 1 UNIT 5
E STROUDSBURG PA 18302	
TOWNSHIP: 09 MIDDLE SMITHFIELD	

* * TAX CERTIFICATE # 229282 * *

2015 Assessed Valuations:

BUILDING CLASS 9	6,670.00	Deed Book/Page: 2455-3873
LAND CLASS 9	3,000.00	
Total	9,670.00	

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. Maggio