

RESOLUTION NO. 06-2019-1

The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby adopts the following Resolution at its regular meeting held on Thursday, June 13, 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, Dr. Frederick J. Barnes and Dr. Virginia A. Gortych-Barnes 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	2416	2722	09/90838
Monroe	2416	2697	09/90839

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

Tax Code #09/90838 and #09/90839

**THIS DEED**, made the \_\_\_\_\_ day of \_\_\_\_\_,  
in the year of our Lord Two Thousand Nineteen, between  
**FREDERICK J. BARNES and VIRGINIA A. GORTYCH-BARNES**, husband and wife, of  
216 Great Bear Road, East Stroudsburg, PA 18301, hereinafter called the **Grantors**,

- A N D -

**FREDERICK J. BARNES and VIRGINIA A. GORTYCH-BARNES**, husband and wife,  
tenants by the entireties, of 216 Great Bear Road, East Stroudsburg, PA 18301,  
hereinafter called the **Grantees**.

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

**TRACT 1:**

**Parcel A**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, known as Lot No. 90, Phase IV of The Estates of Great Bear as shown on a Map entitled The Estates of Great Bear, Phase IV and prepared by Frank J. Smith, Jr., Inc. Registered Surveyors, in Plot Book 70, Page 153, erroneously set forth by scribners error in Record Book 2062, Page 4575 as Plot Book Volume 70, Page 53.

**Parcel B**

**ALL THAT CERTAIN** piece or parcel of land situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, known as Lot No. 89-A on a plan titled "Minor Subdivision, Lot 89, Phase IV, The Estates at Great Bear", dated January 10, 2002, Last revised 1/17/02, as prepared by Frank J. Smith, Jr., Inc., Professional Land Surveyors

of Marshalls Creek, PA and as recorded in Monroe County Plot Book 74, Page 30, more fully described as follows, to wit:

**BEGINNING** at an iron pin on the southerly right of way line of Great Bear Way, said pin being a common corner of Lot 89-A and Lot 90, as shown on the above mentioned plan; **THENCE** (1) along the southerly right of way of said Great Bear Way, on a curve to the left having a radius of 325.00 feet for an arc length of 65.44 feet to an iron pin; **THENCE** (2) by Lot 89-B, South 42 degrees 32 minutes 42 seconds East 208.99 feet to an iron pin in line of other lands of Keystone Hollow Corp. (Deed Book Vol. 2016, Page 650); **THENCE** (3) by said other lands of Keystone Hollow Corp. South 47 degrees 27 minutes 18 seconds West 109.00 feet to an iron pin; **THENCE** (4) by said Lot 90, North 31 degrees 00 minutes 29 seconds West 220.00 feet to the place of **BEGINNING**.

**CONTAINING 18,468 square feet.**

**LOT 89A SHALL BE JOINED TO** and be made an inseparable part of Lot 90 as shown on a plan titled, "Final Major Subdivision Plan, the Estates at Great Bear, Phase IV" as recorded in Monroe County Plot Book 70 page 153, and as deeded to Donald L. and Elizabeth R. Small as recorded in Deed Book Volume 2071 page 4448, and cannot be subdivided, conveyed or sold separately or apart therefrom, without prior Township approval.

**BOTH PARCELS BEING TAX ID: 09/09838.**

**BEING** the same premises which First Keystone Community Bank, a Pennsylvania corporation, by its deed dated February 27, 2013, and recorded in the Recorder's Office of Monroe County, at Stroudsburg, Pennsylvania, February 28, 2013, in Record Book Volume 2416, Page 2722, granted and conveyed unto Frederick J. Barnes and Virginia A. Gortych-Barnes, husband and wife, Grantors herein.

**TRACT 2:**

**ALL THAT CERTAIN** lot, parcel or piece of land situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, known as Lot No. 91, Phase IV of The Estates of Great Bear as shown on a Map entitled The Estates of Great Bear, Phase IV and prepared by Frank J. Smith, Jr., Inc. Registered Surveyors, in Plot Book 70, Page 153.

**TRACT 2 TAX ID: 09/09839**

**BEING** the same premises which First Keystone Community Bank, a Pennsylvania corporation, by its deed dated February 27, 2013, and recorded in the Recorder's Office

of Monroe County, at Stroudsburg, Pennsylvania, February 28, 2013, in Record Book Volume 2416, Page 2697, granted and conveyed unto Frederick J. Barnes and Virginia A. Gortych-Barnes, husband and wife, Grantors herein.

**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 all conditions, covenants and restrictions as of record.

**Grantor and Grantee are one and the same person, and this conveyance is made solely for the purpose of merging the above two parcels for taxing purposes and is therefore exempt from realty transfer tax.**

**TOGETHER** with all and singular the improvements, if any, ways, streets, alleys, 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, if any; and all of the estate, right, title, interest, property, claim and demand whatsoever, of, them, the said Grantors as well in law as in equity, of, in and to the same and every part thereof.

**TO HAVE AND TO HOLD** the said lot or piece of ground above described with the messuage or tenement 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.

**UNDER AND SUBJECT**, as aforesaid.

**AND** the said Grantors, their heirs, executors and administrators do covenant, promise 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 hereby 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, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them, or any of them, shall and will **SPECIALLY** warrant and forever defend.

**IN WITNESS WHEREOF**, said Grantors hereunto caused this Deed to be executed the day and year first above written.

Signed and Delivered  
In the Presence of:

\_\_\_\_\_

\_\_\_\_\_  
Frederick J. Barnes (SEAL)

\_\_\_\_\_  
Virginia A. Gortych-Barnes (SEAL)

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF MONROE : SS.  
:

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me a Notary Public in and for the state and county aforesaid, the undersigned Officer, personally appeared Frederick J. Barnes and Virginia A. Gortych-Barnes, husband and wife, 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  
Office Address: 529 Sarah Street  
Stroudsburg, PA 18360  
My Commission Expires:  
Notary Seal:

The precise address of  
the within Grantees is:

216 Great Bear Road  
East Stroudsburg, PA 18301

\_\_\_\_\_  
On behalf of Grantee

Prepared by:  
BENSINGER AND WEEKES, LLC  
529 Sarah Street  
Stroudsburg, PA 18360

Exhibit B



Monroe County - Tax Claim  
1 Quaker Plaza Room 104  
Stroudsburg PA 18360  
Phone: (570) 517-3172  
As of 5/09/19

Parcel Number  
09 /90838 / / /

Tax Acct ID: 108388  
Pin No: 09733300857958  
Legal Description  
216 GREAT BEAR WAY RD  
NOW LOTS#89-A & 90

Current owner:  
BARNES FREDERICK J ETAL  
216 GREAT BEAR RD  
EAST STROUDSBURG PA 18301  
TOWNSHIP: 09 MIDDLE SMITHFIELD

\* \* TAX CERTIFICATE # 269893 \* \*

2019 Assessed Valuations:

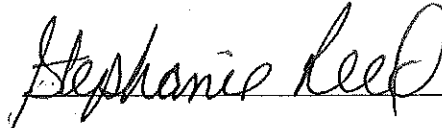
HOMESTEAD BLDG CLASS 9	44,080.00	Deed Book/Page: 2416-2722
HOMESTEAD LAND CLASS 9	15,120.00	
Total	59,200.00	

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 5/09/19

Parcel Number

09 /90839 / / /

Tax Acct ID: 108390

Pin No: 09733300855934

Legal Description

GREAT BEAR WAY 91

LOT 91

Current owner:

BARNES FREDERICK J ETAL

216 GREAT BEAR RD

EAST STROUDSBURG PA 18301

TOWNSHIP: 09 MIDDLE SMITHFIELD

\* \* TAX CERTIFICATE # 269894 \* \*

2019 Assessed Valuations:

LAND CLASS 9

18,750.00

Deed Book/Page: 2416-2697

Total

18,750.00

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...*