

RESOLUTION NO. \_\_\_\_\_

The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby adopts the following Resolution at its regular meeting held on Thursday, August 23, 2018, 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, Menachem M. Lipkind has presented a proposed Joinder Deed for their properties; whose description is more fully set forth by the following deeds:

County	Deed Volume	Page	Tax Id. No.
Monroe	2484	3508	09/10/1/82-5
Monroe	2484	3508	09/10/1/82

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

(TOWNSHIP SEAL)

\_\_\_\_\_  
MICHELE L. CLEWELL, SECRETARY

## Exhibit A

**JOINDER DEED**

File No.: FNPA11143

Tax ID #09/10/1/82 and PIN #09/7334/00/20/7505  
and Tax ID #09/10/1/82-5 and Pin #09/7334/00/20/8782

*This Indenture*, made the        day of        , 2018

*Between*

**Menachem M. Lipkind**

(hereinafter called the Grantors/Sellers), of the one part, and

**Menachem M. Lipkind, single man**

(hereinafter called the Grantee/Buyers), of the other part,

*Witnesseth* that the said Grantor for and in consideration of the sum of **\$1.00** lawful money of United States of American, unto Sellers well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, Seller granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

**County of Monroe, Township of Middle Smithfield**

**Please see attached Legal Description annexed hereto and made a part hereof.**

*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 Seller, 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, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns, forever.

*And* the said Grantor, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, their heirs and assigns, that Seller, the said Grantor, 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 Grantee, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

Being the same premises which **HSBC Bank USA, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-8**, granted and conveyed unto **Menachem M. Lipkind** by Deed dated October 25, 2016 and recorded December 30, 2016, in Deed Book 2484, Page 3508.

**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.**

*In Witness Whereof*, the parties of the first part have hereunto set their hand and seal. Dated the day and year first above written.

*Scaled and Delivered*

IN THE PRESENCE OF US:

\_\_\_\_\_  
Menachem M. Lipkind

Commonwealth of Pennsylvania  
County of Monroe

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, the undersigned Notary Public, personally appeared **Menachem M. Lipkind**, 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 Grantee is:  
157 Sellersville Road  
East Stroudsburg, PA 18302

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

## LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN lots, tract, pieces or parcels of land, situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

NO. 1: BEGINNING at a point in the center line of Township Road No. 523, a common corner of Lot 1 and Lot 2 as shown on a plan titled "Subdivision of Lands of Arthur J. Heinig, Middle Smithfield Township, Monroe County, Pennsylvania", dated 7/19/1976, prepared by Edward C. Hess Associates, Inc., and recorded 9/3/1976 in Plot Book 30 page 29; thence in and along the center line of Township Road No. 523, South 56 degrees 58 minutes 21 seconds West, 38.00 feet to a point; thence by the same, South 57 degrees 57 minutes 39 seconds West, 38.72 feet to a point; thence by the same, South 55 degrees 50 minutes 32 seconds West, 29.24 feet to a point; thence in and along the center line of Pennsylvania Legislative Route No. 45014, South 83 degrees 52 minutes 10 seconds West, 65.85 feet to a point; thence by the same, South 72 degrees 23 minutes 05 seconds West, 91.22 feet to a point; thence by the same, South 70 degrees 53 minutes 11 seconds West, 52.45 feet to a point; thence by lands of Donald R. Alien, North 29 degrees 01 minute 20 seconds West, at 25.38 feet passing a set pipe, 555.65 feet to a found pipe; thence by lands of Sellersville Hunting Club, North 58 degrees 49 minutes 14 seconds East, 272.96 feet to a found pipe; thence by Lot 2, South 32 degrees 05 minutes 14 seconds East, at 586.83 feet passing a set pipe, 611.83 feet to the place of beginning.

BEING Lot 1 on the aforementioned plan.

UNDER AND SUBJECT to a grant of right of way from Arthur Heinig to Metropolitan Edison Company, dated 3/26/1974 and recorded 4/25/1974 in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania in Deed Book 549 page 170, granting the right to construct, maintain, operate and from time to time relocate, an electric line, upon, over across and under the land along highway designated as Middle Smithfield Township Road No. 552

NO. 2: BEGINNING at a point in the center line of Township Road No. 523, a common corner of Lot 1 and Lot 2 as shown on a plan titled "Subdivision of Lands of Arthur J. Heinig, Middle Smithfield Township, Monroe County, Pennsylvania", dated 7/19/1976, prepared by Edward C. Hess Associates, Inc., and recorded 9/3/1976 in Plot Book 30 page 29; thence by Lot 1, North 32 degrees 05 minutes 14 seconds West, at 25.00 feet passing a set pipe, 611.83 feet to a found pipe; thence by lands of Sellersville Hunting Club, North 59 degrees 17 minutes 45 seconds East, 205.00 feet to a set pipe; thence by Lot 3, South 31 degrees 55 minutes 34 seconds East, at 580.54 passing a set pipe, 605.54 feet to a point in the center line of Township Road No. 523; thence in and along the center line of Township Road No. 523, South 58 degrees 01 minute 26 seconds West, 103.47 feet to a point; thence by the same, South 56 degrees 58 minutes 21 seconds West, 99.79 feet to the place of beginning.

Being the same premises which Michael D. Saltal and Jennifer Saltal, husband and wife by Deed dated 4/25/2005 and recorded 7/5/2005 in Monroe County in Record Book 2231 Page 2998 conveyed unto Michael D. Saltal, in fee.

Being the same premises which Todd A. Martin, Sheriff of Monroe County by Deed dated 4/29/2016 and recorded 4/29/2016 in Monroe County in Record Book 2470 Page 6952 conveyed unto HSBC Bank USA, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-8, in fee.

Being the same premises which **HSBC Bank USA, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-8**, granted and conveyed unto **Menachem M. Lipkind** by Deed dated October 25, 2016 and recorded December 30, 2016, in Deed Book 2484, Page 3508.

<b>DEED</b>	
<b>FROM:</b>  <b>Menachem M. Lipkind</b> <i>Grantor,</i>	<i>Record and return to:</i>  <b>First Choice Abstract, Inc.</b> <b>805 Seven Bridge Road, Suite 101</b> <b>East Stroudsburg, PA 18301</b>  <b>File No.: FNPA11143</b>
<b>TO:</b>  <b>Menachem M. Lipkind</b> <i>Grantee</i>	

## Exhibit B

Monroe County - Tax Claim  
 1 Quaker Plaza Room 104  
 Stroudsburg PA 18360  
 Phone: (570) 517-3172  
 As of 6/28/18

Parcel Number  
 09 /10 /1 /82-5 /

Tax Acct ID: 85440  
 Pin No: 09733400208782  
 Legal Description  
 163 SELLERSVILLE DR  
 LOT 2

Current owner:  
 LIPKIND MENACHEM M  
 157 SELLERSVILLE DRIVE  
 E STROUDSBURG PA 18302  
 TOWNSHIP: 09 MIDDLE SMITHFIELD

\* \* T A X C E R T I F I C A T E # 262319 \* \*

2018 Assessed Valuations:	Acreage:	2.8500
BUILDING CLASS 9	940.00	Deed Book/Page: 2484-3508
LAND CLASS 9	11,100.00	
Total	12,040.00	

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 6/28/18

Parcel Number  
 09 /10 /1 /82 /

Tax Acct ID: 85430  
 Pin No: 09733400207505  
 Legal Description  
 157 SELLERSVILLE DR  
 LOT 1

Current owner:  
 LIPKIND MENACHEM M  
 157 SELLERSVILLE DRIVE  
 E STROUDSBURG PA 18302  
 TOWNSHIP: 09 MIDDLE SMITHFIELD

\* \* TAX CERTIFICATE # 262318 \* \*

2018 Assessed Valuations:		Acreage:	3.9700
BUILDING CLASS 9	20,450.00	Deed Book/Page:	2484-3508
LAND CLASS 9	13,020.00		
Total	33,470.00		

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

