

RESOLUTION NO. 07-2021- 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 8, 2021, at 7:00 P.M. (EST) at the Sterling R. Schoonover Municipal Center, to wit:

WITNESSETH:

WHEREAS, pursuant to the requirements of Township Resolution 12-2019-7,

Artur Renda, Gabriela Breitfeller, f/k/a Gabriela Renda, and Justin Breitfeller, have presented a proposed Joinder Deed for properties, described as fully set forth by the following deed:

County	Deed Volume	Page	Deed No.
Monroe	2362	5945	09/14C/5-5/50
Monroe	2362	5945	09/14C/5-5/46

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. 12-2019-7, or substantially similar language, acceptable to the Board of Supervisors:

**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."

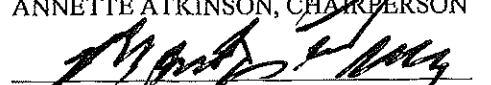
NOW THEREFORE BE IT RESOLVED as follows:


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.

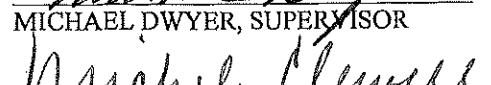
IN WITNESS WHEREOF, the aforesaid Resolution is hereby adopted as of the day and year first above set forth.

TOWNSHIP OF MIDDLE SMITHFIELD

  
ANNETTE ATKINSON, CHAIRPERSON

  
MARK ONEY, VICE CHAIRMAN

  
MICHAEL DWYER, SUPERVISOR

  
MICHELE L. CLEWELL, SECRETARY

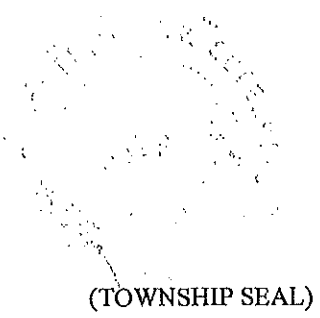


Exhibit A

Deed Prepared By:  
Amori & Associates, LLC  
513 Sarah Street  
Stroudsburg, PA 18360

## JOINDER DEED

Tax Parcel ID # 9.14C.5-5.50 9.14C.5-5.46

This deed, made this 11<sup>th</sup> day of June the year  
of our Lord two thousand twenty-one (2021)

Artur Renda, single and Gabriela Breiffeller, f/k/a Gabriela Renda, married, GRANTORS

-and-

Gabriela Breiffeller and Justin Breiffeller, husband and wife, and Artur Renda as joint tenants with  
the rights of survivorship, GRANTEES,

**Witnesseth**, That in consideration of the sum of one dollar (\$1.00) duly paid, the receipt  
whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said  
Grantees, their heirs and assigns,

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

Parcel 9.14C.5-5-50

Lot 50, of Block No. 5, Unit 5, as shown on map or plot of Pocono Lakeshore, Inc. recorded in the  
Office for the Recording of Deeds of Stroudsburg, Pennsylvania in and for the County of Monroe  
in Plot Book Vol. 8, Page 118.

Parcel 9.14C.5-5-46

Lots Nos. 46 and 48 in Block No. 5 of Unit 5, as shown on the survey and original plat 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 Plat Book No. 8-C at Page 118  
Reference being made thereto for a more particular description of the Lot or Lots herein conveyed.

**BEING further identified as Monroe County Tax ID Nos. 9.14C.5-5.50 and 9.16C.5-5.46**

**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.**

BEING the same premises which Arkadiusz Gluchowski and Wiesława Renda by their Deed bearing the date of July 10, 2009 and being recorded on November 13, 2009 in the Office for the Recording of Deeds, in and for the County of Monroe, Commonwealth of Pennsylvania, in Record Book Volume 2362 Page 5945, granted and conveyed unto Artur Renda and Gabriela Renda, Grantors herein.

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

TOGETHER, with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

AND ALSO, All the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said parties of, in and to the said premises, with the appurtenances;

TO HAVE AND TO HOLD the premises, with all and singular the appurtenances unto the Grantees, their heirs and assigns, to the only proper use, benefit of the Grantees, their heirs and assigns forever,

AND the Grantors do hereby covenant and agree to and with the Grantees that 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 Grantees, their heirs and assigns, against the Grantors and against every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof.

**THIS IS A TRANSFER FROM BROTHER AND SISTER TO THEMSELVES AND SISTER'S HUSBAND AND THEREFORE THIS IS EXEMPT FROM REALTY TRANSFER TAX.**

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

Scaled and Delivered  
IN THE PRESENCE OF

  
\_\_\_\_\_  
Artur Renda

  
\_\_\_\_\_  
Gabriela Breitfeller

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF MONROE : SS

On the 11<sup>th</sup> day of June 2021, before me a Notary Public, in and for the above jurisdiction, the undersigned officer, personally appeared Artur Renda (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he is authorized to do so, 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 official seal.

Sharon Miller  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Sharon Miller, Notary Public  
Monroe County  
My commission expires October 25, 2022  
Commission number 1228511  
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF MONROE : SS

On the 11<sup>th</sup> day of June 2021, before me a Notary Public, in and for the above jurisdiction, the undersigned officer, personally appeared Gabriel Breittfeller, f/k/a Gabriela Renda (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she is authorized to do so, 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 official seal.

Sharon Miller  
Notary Public

The Address of the Within-named Grantees is

450 Dayodil Rd.  
East Stroudsburg PA 18302  
Sharon Miller

Commonwealth of Pennsylvania - Notary Seal  
Sharon Miller, Notary Public  
Monroe County  
My commission expires October 25, 2022  
Commission number 1228511  
Member, Pennsylvania Association of Notaries

Exhibit B

KSickles  
Date: 06/16/2021

COUNTY OF MONROE  
TAX CERTIFICATION  
TAX CLAIM BUREAU

Cert. No: 663464

RENDA ARTUR & GABRIELA

450 DAFFODIL RD

E STROUDSBURG PA 18302

Land Assessment: 8,240  
Bldg Assessment: 84,230  
Total Assessment: 92,470  
Balances as of 06/16/2021

District: MIDDLE SMITHFIELD TOWNSHIP

Deed: -

Location: POCONO LAKESHORE INC

Parcel Id: 09.14C.5-5.50

Tax Account Id: 94748

Description:

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	INTEREST	COSTS	PAID	BALANCE
NO TAX CLAIM TAXES DUE							
MONROE COUNTY TAX CLAIM							

Per:

*Kelley J. Sickles*

\*\*\*\*\* NO PERSONAL OR PERSONAL BUSINESS CHECKS ACCEPTED \*\*\*\*\*  
\*\*\*\*\* ENCLOSE SELF-ADDRESSED STAMPED ENVELOPE FOR RETURN RECEIPT \*\*\*\*\*  
\*\*\*\*\* INTEREST CHARGED MONTHLY \*\*\*\*\*  
\*\*\*\*\* FEE \$5.00 - THIS IS TO CERTIFY THAT ACCORDING TO OUR RECORDS \*\*\*\*\*  
\*\*\*\*\* THE ABOVE INFORMATION IS TRUE AND ACCURATE FOR THE ABOVE ID \*\*\*\*\*



TZito  
Date: 06/15/2021

COUNTY OF MONROE  
TAX CERTIFICATION  
TAX CLAIM BUREAU

Cert. No: 663313

RENDA ARTUR & GABRIELA

450 DAFFODIL RD

E STROUDSBURG PA 18302

Land Assessment: 8,340

Bldg Assessment: 0

Total Assessment: 8,340

Balances as of 06/15/2021

District: MIDDLE SMITHFIELD TOWNSH

Deed: -

Location: POCONO LAKESHORE INC

Parcel Id: 09.14C.S-5.46

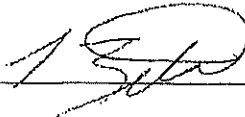
Tax Account Id: 94740

Description:

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	INTEREST	COSTS	PAID	BALANCE
<b>NO TAX CLAIM TAXES DUE</b>							

MONROE COUNTY TAX CLAIM

Per: \_\_\_\_\_



\*\*\*\*\* NO PERSONAL OR PERSONAL BUSINESS CHECKS ACCEPTED \*\*\*\*\*  
\*\*\*\*\* ENCLOSE SELF-ADDRESSED STAMPED ENVELOPE FOR RETURN RECEIPT \*\*\*\*\*  
\*\*\*\*\* INTEREST CHARGED MONTHLY \*\*\*\*\*  
\*\*\*\*\* FEE \$5.00 - THIS IS TO CERTIFY THAT ACCORDING TO OUR RECORDS \*\*\*\*\*  
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