

RESOLUTION NO. 09-2016-4

The Board of Supervisors of Middle Smithfield Township, Monroe County, Pennsylvania, hereby adopts the following Resolution at its regular meeting held on Wednesday, September 28, 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, Robert and Dawn Miller have 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	2092	1549	09/9/1/73-1
Monroe	2092	1549	09/9/1/73-3

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

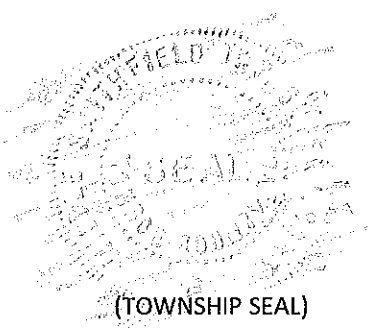


Exhibit A

PREPARER MAKES NO REPRESENTATION AS TO TITLE HEREIN. NO TITLE INSURANCE WAS ISSUED ON THIS DEED.

Tax Parcel No.: 9/9/1/73-3

Tax Parcel No.: 9/9/1/73-1

## Joinder Deed

MADE the \_\_\_\_\_ day of \_\_\_\_\_ in the year of our Lord Two Thousand Sixteen (2016).

Between **ROBERT MILLER and DAWN MILLER**, husband and wife, of 3198 Oak Grove Road, East Stroudsburg, PA 18302-9704, hereinafter referred to as "Grantors".

-AND-

**ROBERT MILLER and DAWN MILLER**, husband and wife, of 3198 Oak Grove Road, East Stroudsburg, PA 18302-9704, as Tenants by the Entirety, hereinafter referred to as "Grantees".

**WITNESSETH**, that in consideration of the sum of **ONE DOLLAR 00/100** (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, the Grantors do hereby grant and convey to the said Grantees, their Heirs and Assigns, the following described properties:

### TRACT 1

**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 point in a public road leading from Oak Grove to Highway Route 402 (said point being the corner formed by the intersection of the courses in the hereinafter recited deed which read "North forty two degrees West twenty two and one half perches to a stone" and North forty two degrees East twenty and one half perches to a rock); thence in and along said road South forty two degrees West two hundred fifty feet; thence along other lands now or formerly of Mountain Lake House, Inc., of which the tract hereby granted and conveyed was a part, South forty two degrees East one hundred seventy feet; thence along the same North forty two degrees East two hundred fifty feet to a point in the boundary line between the tract of land hereby granted and conveyed and lands now or late of the John E. Detrick Estate; thence along lands now or late of said John E. Detrick Estate North forty two degrees West one hundred seventy feet to the place of **BEGINNING**.

**AND**

**TRACT 2**

**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 point in Oak Grove Drive (Twp. Rd. 526), being the westerly corner of lands now or formerly of Joseph B. Wesoloski and wife (Deed Book Vol. 404, Page 388), also being the beginning corner of a right of way, hereinafter mentioned; thence in and along said Oak Grove Drive, the following thirteen (13) courses and distances:

North 14 degrees 33 minutes 06 seconds West 122.72 feet to a point;  
North 12 degrees 50 minutes 15 seconds West 72.61 feet to a point;  
North 36 degrees 05 minutes 23 seconds West 69.30 feet to a point;  
North 29 degrees 09 minutes 16 seconds West 43.21 feet to a point;  
North 17 degrees 52 minutes 11 seconds West 42.00 feet to a point;  
North 03 degrees 08 minutes 09 seconds West 53.55 feet to a point;  
North 07 degrees 34 minutes 31 seconds East 58.35 feet to a point;  
North 19 degrees 42 minutes 28 seconds East 67.11 feet to a point;  
North 28 degrees 56 minutes 34 seconds East 63.22 feet to a point;  
North 39 degrees 25 minutes 45 seconds East 42.46 feet to a point;  
North 47 degrees 25 minutes 24 seconds East 45.99 feet to a point;  
North 52 degrees 42 minutes 27 seconds East 158.31 feet to a point; and  
North 49 degrees 31 minutes 26 seconds East 116.74 feet to a point;  
thence leaving said Oak Grove Drive, South 37 degrees 37 minutes 29 seconds East (passing a pipe at the westerly corner of lands now or formerly of Lester W. Dimmick, II and wife, Deed Book Vol. 303, Page 553; at 18.64 feet) 188.64 feet to a pipe at the southerly corner of said lands of Lester W. Dimmick, II and wife; thence North 46 degrees 22 minutes 31 seconds East 250.00 feet to a pipe at the easterly corner of said lands of Lester W. Dimmick, II and wife; thence of lands now or formerly of Ronald G. Dircks, South 37 degrees 37 minutes 29 seconds East 201.20 feet to a pipe; thence by Hillside Acres Subdivision; South 42 degrees 35 minutes 19 seconds West (passing a pipe at the most easterly point of the hereinafter mentioned right of way at 98.77 feet) 271.97 feet to a pipe; thence by lands now or formerly of Clyde H. Witman, et al, t/a Witcojo, South 43 degrees 35 minutes 21 seconds West 365 feet to a pipe; thence by said lands now or formerly of Joseph B. Wesoloski and wife, South 46 degrees 05 minutes 21 seconds West (passing an iron pin at 246.01 feet) 270.81 feet to the place of BEGINNING.  
CONTAINING 6.777 acres, more or less, as shown on a map titled, "Subdivision of Lands of J. Carlyle Huffman and wife" dated June 13, 1983 and recorded in Plot Book 52, Page 43, prepared by Frank J. Smith, Jr., registered surveyor, Marshalls Creek, Pa.

**BEING** the same premises which W. Peter Ahnert, by deed dated February 23, 2001, and recorded March 2, 2001, in the Office of Recorder of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Volume 2092, Page 1549, granted and conveyed unto Robert Miller and Dawn Miller, husband and wife, the Grantors hereof, in fee.

**The aforesaid newly created Tracts 1 and 2, are now fully described as follows:**

**ALL THAT CERTAIN** lot or parcel 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 an iron pin on the south right of way line of Township Road 526, "Oak Grove Road", said point being a common corner of Robert and Dawn Miller; thence South 37° 58' 27" East 121.66 feet to an iron pin; thence along the same South 37° 33' 53" East 201.22 feet to an iron pipe in line of lands of Joanne Stumbo; thence along said lands South 42° 33' 55" West 98.76 feet to an iron pipe; thence along the same South 42° 36' 07" West 173.21 feet to an iron pin, being a common corner of Joanne Stumbo and Knausenberger Family Trust; thence South 43° 35' 21" West 365.00 feet to an iron pin; thence along the same South 46° 05' 21" West 258.80 feet to an iron pin in line of aforementioned Oak Grove right of way; thence along said right of way the follow 13 courses: North 26° 35' 41" West 4.86 feet to a point; thence North 00° 27' 43" East 94.87 feet to an iron pin; thence on a curve to the left having a radius of 30.00 feet an arc length of 37.06 feet, having a chord bearing and distance of North 81° 28' 36" East 34.74 feet to an iron pin; thence North 46° 04' 06" East 163.11 feet to an iron pin; thence North 43° 28' 11" West 26.21 feet to an iron pin; thence North 18° 23' 16" West 53.33 feet to an iron pin; thence North 31° 24' 31" West 59.27 feet to an iron pin; thence North 35° 54' 11" East 223.70 feet to an iron pin; thence North 03° 18' 23" West 206.37 feet to an iron pin; thence North 44° 44' 18" East 179.16 feet to an iron pin; thence North 55° 31' 47" East 276.72 feet to the place of BEGINNING.

CONTAINING 5.7795 acres of land.

**BEING** the same premises which W. Peter Ahmert, by deed dated February 23, 2001, and recorded March 2, 2001, in the Office of Recorder of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Record Book Volume 2092, Page 1549, granted and conveyed unto Robert Miller and Dawn Miller, husband and wife, the Grantors hereof, in fee.

**Tract 1 - Tax Parcel No. 09/9/1/73-1** shall be joined to and become an inseparable part of **Tract 2 - Tax Parcel No. 09/9/1/73-3**, as set forth on a plan prepared by Jonathan Shupp P.L.S., S.E.O., attached as Exhibit "A" and cannot hereafter be subdivided, conveyed or sold separately therefrom without the prior approval of the Board of Supervisors of Middle Smithfield Township. Henceforth, the combined parcel shall be known as **Tax Parcel No.:**

**THE ABOVE PARCELS SHALL HEREBY BECOME MERGED INTO ONE PARCEL FOR TAXING PURPOSES, AND SHALL NOT BE SEPARATELY CONVEYED WITHOUT PRIOR APPROVAL OF THE MUNICIPALITY AS PROVIDED BY LAW.**

**THE GRANTORS AND GRANTEES ARE ONE AND THE SAME AND THIS TRANSFER IS MADE TO DESCRIBE THE NEW SURVEY INTO ONE PARCEL AND IS THEREFORE EXEMPT FROM REALTY TRANSFER TAXES.**

**TOGETHER WITH** all rights-of-way and privileges, and **UNDER AND SUBJECT** to all conditions, restrictions, reservations, covenants, easements, and exceptions as set forth in the foregoing recited Deeds and contained in the chain of title. Reference may be had to said Deeds or to the record thereof for any and all purposes in connection with this conveyance with the same force and effect as if the same were more fully and at large set forth herein.

**TOGETHER** with all and singular the 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 Grantors, as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

**TO HAVE AND TO HOLD** the said lot or piece of ground described, 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, their heirs, executors, administrators and assigns, do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these premises, that they, the said Grantors, their heirs and assigns, 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, their heirs and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them, or any of them, shall and will **SPECIALLY WARRANT** and forever **DEFEND**.

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

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
ROBERT MILLER

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
DAWN MILLER

COMMONWEALTH OF PENNSYLVANIA )  
 ) ss.:  
COUNTY OF MONROE )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me, the undersigned officer, personally appeared **ROBERT MILLER and DAWN MILLER**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed 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.

\_\_\_\_\_  
Notary Public

I hereby certify that the precise residence of the Grantees is:

3198 Oak Grove Road, East Stroudsburg, PA 18302-9704

\_\_\_\_\_  
On Behalf of the Grantee

Record and Return this Deed to:

TIMOTHY B. FISHER II, ESQ.  
Fisher & Fisher Law Offices, L.L.C.  
3041 Route 940, Suite 107  
Mt. Pocono, PA 18344

Exhibit B



Monroe County - Tax Claim  
1 Quaker Plaza Room 104  
Stroudsburg PA 18360  
Phone: (570) 517-3172  
As of 3/15/16

Parcel Number  
09 /9 /1 /73-3 /

Tax Acct ID: 107724  
Pin No: 09732300633992  
Legal Description  
T 526 DR

Current owner:  
MILLER ROBERT  
3198 OAK GROVE RD  
E STROUDSBURG PA 183029704  
TOWNSHIP: 09 MIDDLE SMITHFIELD

\*\* TAX CERTIFICATE # 236729 \*\*

2015 Assessed Valuations: Acreage: 5.2700  
LAND CLASS 9 8,220.00 Deed Book/Page: 2161-9369  
Total 8,220.00

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. Muzalea*

Monroe County - Tax Claim  
 1 Quaker Plaza Room 104  
 Stroudsburg PA 18360  
 Phone: (570) 517-3172  
 As of 3/15/16

Parcel Number  
 09 /9 /1 /73-1 /

Tax Acct ID: 107720  
 Pin No: 09732300644117  
 Legal Description  
 3198 OAK GROVE RD

Current owner:  
 MILLER ROBERT  
 3198 OAK GROVE RD  
 E STROUDSBURG PA 183029704  
 TOWNSHIP: 09 MIDDLE SMITHFIELD

\* \* TAX CERTIFICATE # 236730 \* \*

2016 Assessed Valuations:		Acreage:	.9500
BUILDING CLASS 9	28,040.00	Deed Book/Page:	2161-9369
LAND CLASS 9	3,490.00		
Total	31,530.00		

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. Miraglia*