

CERTIFIED PROPERTY IDENTIFICATION NUMBERS
19/19/1/47-1 TOBYHANNA TP
CERTIFIED 03/21/2014 BY KB

*3.49 acre
Rt 115*

Prepared by:
WETZEL ABSTRACT, LLC.
Caverly, Shea, Phillips & Rodgers
15 Public Square, Suite 210
Wilkes-Barre, PA 18701
(570) 821-7089
Deed Preparation only
No title search performed

Parcel No. 19/19/1/47-1

This Deed

Made the 24th day of February in the year of two thousand fourteen (2014).

Between

MARY K. GAMBINO, EXECUTRIX OF THE ESTATE OF JAMES GAMBINO, DECEASED,
AND CARL J. MANFREDI

GRANTORS

AND

AMIC OF PA, LLC.

GRANTEES

Witnesseth, in consideration of **ONE AND 00/100 DOLLAR (\$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,

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

BEGINNING at a point in the right of way of Pa Route 115, said point being common with lands now or formerly of Helen Wilkie;

THENCE in and along said Route 115 the following 6 courses:

1. North 27 degrees 31 minutes 00 seconds West, a distance of 100 feet;

2. North 25 degrees 04 minutes 00 seconds West, a distance of 100 feet;
3. North 25 degrees 27 minutes 00 seconds West a distance of 100 feet;
4. North 25 degrees 50 minutes 00 seconds West, a distance of 100 feet;
5. North 26 degrees 23 minutes 00 seconds West a distance of 100 feet;
6. North 26 degrees 45 minutes 00 seconds West a distance of 89.6 feet to a point, said point being common with lands now or formerly Two Sisters, Inc.;

THENCE North 52 degrees 20 minutes 00 seconds East a distance of 295.78 feet to appoint, being a common of lands of Two Sisters, Inc. and located on the west side of Lake Drive West located in Greenwood Acres;

THENCE along Lake Drive West and Lot 13, Section A Block 1, South 23 degrees 24 minutes 00 seconds East, a distance of 672.35 feet to a point also being a common corner of lands of Helen Wilkie and in line with Lot 13;

THENCE along lands now or formerly of Helen Wilkie, South 66 degrees 39 minutes 00 seconds West a distance of 257.70 feet to a point and place of beginning.

CONTAINING 3.98 acres, more or less.

ALSO BEING the same premises which SINCAVAGE LUMBER CO by Deed dated November 30, 2007 and recorded in Book 2322 page 7895, granted and conveyed unto JAMES GAMBINO AND CARL J. MANFREDI, in fee. The said James Gambino died on February 1, 2013 and pursuant to the terms of his Last Will and Testament filed in the Surrogate Court of the State of New York, to Suffolk County No. 2013-2310 he appointed his wife, Mary K. Gambino as his Executrix, with full power and authority to execute this Deed.

UNDER AND SUBJECT to the same exceptions, reservations, restrictions, covenants and conditions contained in deed book 2295 page 5998.

Property Identification Number is: 19/19B/1/47-1

The Grantor and Grantee have requested that Lewis W. Wetzel, Esquire, and Caverly, Shea, Phillips & Rodgers, LLC, Attorneys at Law, not perform a title search on the above property. Said property is being conveyed, therefore, at the sole risk of the Grantee who agrees to assume any and all outstanding liens, judgments, encumbrances, etc., which may exist in the chain of title. Grantee hereby releases Lewis W. Wetzel, Esquire, and Caverly, Shea, Phillips & Rodgers, LLC, Attorneys at Law, from any and all responsibility relating to not having performed a title search prior to completing this property transfer.

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 her, the said grantor, as well at law as in equity, of, in and to the same.

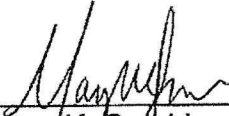

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to

be, with the appurtenances, unto the said 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, for themselves and their heirs, executors and administrators, does, by these presents, covenant, grant 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 herein described and 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, will **SPECIALLY** warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

*Sealed and Delivered
in the presence of:*

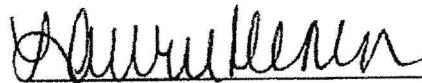
 _____ {SEAL}
Mary K. Gambino Executrix of the
Estate of James Gambino
 _____ {SEAL}
Carl J. Manfredi

STATE OF NEW YORK
COUNTY OF SUFFOLK

SS:

On this, the 24 day of February, 2014, before me, the undersigned officer, personally appeared MARY K. GAMBINO, EXECUTRIX OF THE ESTATE OF JAMES GAMBINO known to me (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.

In Witness Whereof, I hereunto set my hand and official seal.

 _____
Notary Public

Laurie Denen
NOTARY PUBLIC, STATE OF NEW YORK
SUFFOLK COUNTY
LIC. #01DE4793508
COMMISSION EXPIRES 9/30/17


STATE OF NEW YORK
COUNTY OF SUFFOLK

SS:

On this, the 24 day of February, 2014, before me, the undersigned officer, personally appeared CARL J. MANFREDI known to me (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.

In Witness Whereof, I hereunto set my hand and official seal.

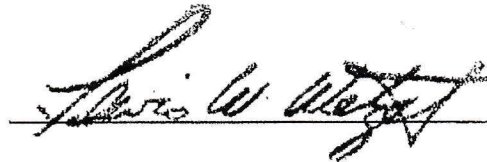
Laurie Denen
NOTARY PUBLIC, STATE OF NEW YORK
SUFFOLK COUNTY
LIC. #01DE4793508
COMMISSION EXPIRES 9/30/17



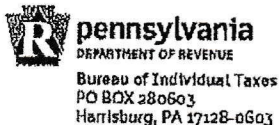
Notary Public

I Hereby Certify, that the precise residence of the Grantee is

44 WEST JEFRYN BLVD
DEER PARK, NY 11729



REV-183 EX (04-10)



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	
Book Number	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name LEWIS W. WETZEL	Telephone Number: (570) 823-0101
Mailing Address 15 Public Square, Suite 210	City Wilkes-Barre
	State PA
	ZIP Code 18701

B. TRANSFER DATA

Grantor(s)/Lessor(s) JAMES GAMBINO, ESTATE, ET AL.
Mailing Address 44 WEST JEFRYN BLVD
City DEER PARK
State NY
ZIP Code 11729

C. Date of Acceptance of Document 1/15/14

Grantee(s)/Lessee(s) AMIC OF PA, LLC
Mailing Address 44 WEST JEFRYN BLVD
City DEER PARK
State NY
ZIP Code 11729

D. REAL ESTATE LOCATION

Street Address 3.98 ACRES	City, Township, Borough Tobyhanna Township
County Monroe	School District POCONO MOUNTAIN
	Tax Parcel Number 19/19 /1/47-1

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration 1.00	2. Other Consideration +	3. Total Consideration = 1.00
4. County Assessed Value 5500	5. Common Level Ratio Factor X 4.55	6. Fair Market Value = 25025.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. James Gambino Estate-#2013-2310 Suffolk County, NY to be filed in Monroe Cty
(Name of Decedent) (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) Tax paid on common level ratio

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party LEWIS W. WETZEL, By:	Date 3/7/14
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



COUNTY OF MONROE

RECORDER OF DEEDS
7th & MONROE STREETS
STROUDSBURG, PA 18360
Area Code (570) 517-3969

Helen Diecidue - Recorder

Instrument Number - 201406331
Recorded On 3/21/2014 At 1:48:33 PM

Book - 2435 Starting Page - 5860
* Total Pages - 6

- * Instrument Type - DEED
- Invoice Number - 659715
- * Grantor - GAMBINO, JAMES EST
- * Grantee - AMIC PF PA LLC
- User - DAM
- * Customer - SIMPLIFILE LC E-RECORDING

* FEES

STATE TRANSFER TAX	\$250.25
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$23.50
RECORDING FEES	\$15.00
AFFORDABLE HOUSING	\$13.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TAX CODE CERTIFICATION FEES	\$10.00
POCONO MOUNTAIN SCHOOL	\$125.13
REALTY TAX	
TOBYHANNA TOWNSHIP	\$125.12
TOTAL PAID	\$567.50

RETURN DOCUMENT TO:
WETZEL ABSTRACT
15 PUBLIC SQUARE, SUITE 210
WILKES BARRE, PA 18701

MC GIS Registry UPI Certification
On March 21, 2014 By KB

TAX ID #
19/19/1/47-1
Total Tax IDs: 1



I Hereby CERTIFY that this document is recorded in the Recorder's Office of Monroe County, Pennsylvania

Helen Diecidue

THIS IS A CERTIFICATION PAGE
Do Not Detach
THIS PAGE IS NOW THE LAST PAGE
OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

