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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

This original document  
has been electronically recorded  
in Monroe County  
in Instrument No. 201406303  
by: Wetzel Abstract, LLC

Parcel No. 19/19B/1/59

***This Deed***

Made the 13<sup>th</sup> day of March in the year of two thousand  
fourteen (2014).

***Between***

**MARY K. GAMBINO, EXECUTRIX OF THE ESTATE OF JAMES GAMBINO, DECEASED,  
AL CORREALE AND JOSEPH CORREALE**

**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 OR PIECE OF LAND SITUATE IN THE Township of Tobyhanna,  
County of Monroe and Commonwealth of Pennsylvania, being Lot 1, Section F, Block 1 of Greenwood Acres  
as set forth in the office of the Recorder of Deeds in Plot Book Volume 11, page 85.

BEING the same premises conveyed to James Gambino, Al Correale and Joseph Correale by Deed of  
Sincavage Lumber Company dated January 12, 2007 and recorded in Monroe County Record Book 2295 at  
page 5998. 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/1/59

*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.

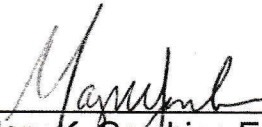
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

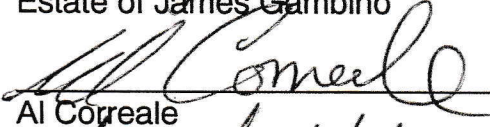
And the said Grantors, for themselves and their heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described 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.

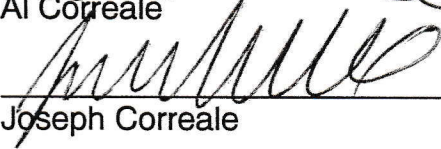
In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

*Sealed and Delivered  
in the presence of:*

\_\_\_\_\_  
\_\_\_\_\_

 \_\_\_\_\_ {SEAL}  
Mary K. Gambino Executrix of the  
Estate of James Gambino

 \_\_\_\_\_ {SEAL}  
Al Corrales

 \_\_\_\_\_ {SEAL}  
Joseph Corrales

STATE OF NEW YORK  
COUNTY OF

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 persons 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.

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

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




STATE OF NEW YORK  
COUNTY OF SUFFOLK

SS:

On this, the 13<sup>th</sup> day of MARCH, 2014, before me, the undersigned officer, personally appeared AL CORREALE known to me (satisfactorily proven) to be the persons 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.

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

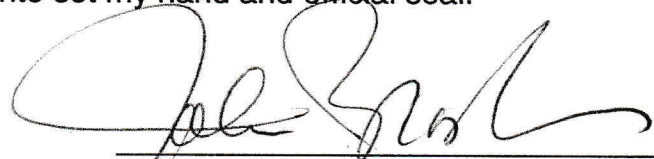
JOHN BRASLOW  
Notary Public, State of New York  
No. 02BR0395015  
Qualified in Suffolk County  
My Commission Expires 10-31-17

STATE OF NEW YORK  
COUNTY OF SUFFOLK

SS:

On this, the 15<sup>th</sup> day of MARCH, 2014, before me, the undersigned officer, personally appeared JOSEPH CORREALE known to me (satisfactorily proven) to be the persons 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.

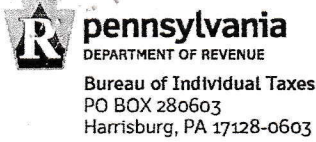
  
\_\_\_\_\_  
Notary Public

JOHN BRASLOW  
Notary Public, State of New York  
No. 02BR0395015  
Qualified in Suffolk County  
My Commission Expires 10-31-17

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

44 WEST JEFRYN BLVD  
DEER PARK, NY 11729

  
\_\_\_\_\_



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

**B. TRANSFER DATA**

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

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

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

**D. REAL ESTATE LOCATION**

Street Address <b>LOT 1, SEC F, BL 1 GREENWOOD ACRES</b>	City, Township, Borough <b>Tobyhanna Township</b>
County <b>Monroe</b>	School District <b>POCONO MOUNTAIN</b>
	Tax Parcel Number <b>19/19B/1/59</b>

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

1. Actual Cash Consideration <b>1.00</b>	2. Other Consideration <b>+</b>	3. Total Consideration <b>= 1.00</b>
4. County Assessed Value <b>1130</b>	5. Common Level Ratio Factor <b>X 4.55</b>	6. Fair Market Value <b>= 5141.50</b>

**F. EXEMPTION DATA**

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

- Will or intestate succession. \_\_\_\_\_ (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.) \_\_\_\_\_

**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 <b>LEWIS W. WETZEL, By:</b>	Date <b>3/7/14</b>
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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.**