

CERTIFIED PROPERTY IDENTIFICATION NUMBERS  
19/19B/1/58 TOBYHANNA TP  
CERTIFIED 03/21/2014 BY KB

2.04 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. 19/19B/1/58

### 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 John Wolfe Estate;

THENCE along a line common with lands now or formerly of John Wolfe Estate, North 52 degrees 16 minutes 00 seconds East, a distance of 289.95 feet to a point in common with Lot 1;

THENCE along a line in common with Lot 1, South 28 degrees 00 minutes 00 seconds East, a distance of 406.98 feet to a point in common with lands now or formerly of Walter Wildrick; North 54 degrees 13 minutes 00 seconds West a distance of 48.32 feet to a point continuing along common with lands now or formerly of Walter Wildrick, North 28 degrees 19 minutes 00 Seconds West a distance of 49.94 feet to a point;

THENCE continuing along a line in common with lands now or formerly of Walter Wildrick, South 54 degrees 32 minutes 00 seconds West, a distance of 235.27 feet to a point in the right of way of Pa Route 115;

THENCE along a line within the right of way of Pa Route 115, North 28 degrees 42 minutes 00 seconds West a distance of 343.81 feet to the point of beginning.

CONTAINING 2.04 acres, more or less.

BEING more particularly set forth on Edward Hess Associates Drawing dated March 17, 1968 titled Lot Plan of Greenwood Acres Block 1, as recorded in Monroe County Courthouse Plat Book 12 page 57.

BEING the same premises which WILLIAM SINCAVAGE AND EMILY SINCAVAGE, by Deed dated June 29, 1966, and recorded in Book 338, Page 90, granted and conveyed unto SINCAVAGE LUMBER COMPANY, in fee.

ALSO BEING the same premises which SINCAVAGE LUMBER COMPANY by Deed dated November 30, 2007 and recorded in Book 2322 page 7885, 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/1/58

*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.

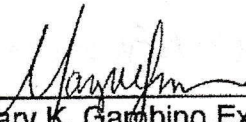
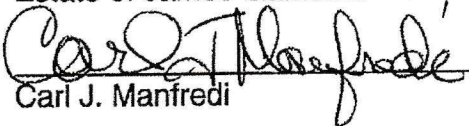
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper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

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

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



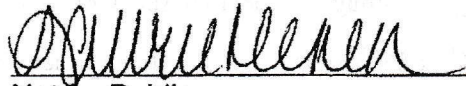
STATE OF NEW YORK  
COUNTY OF Suffolk

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.

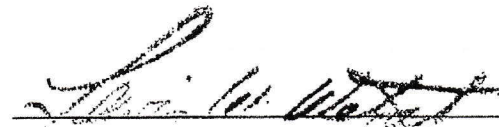
*In Witness Whereof*, I hereunto set my hand and official seal.

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

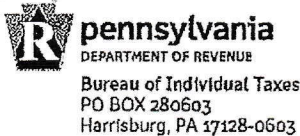
  
\_\_\_\_\_  
Notary Public

*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 <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 ZIP Code <b>PA 18701</b>

**B. TRANSFER DATA**

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

Grantor(s)/Lessor(s) <b>JAMES GAMBINO, ESTATE, ET AL.</b>			Grantee(s)/Lessee(s) <b>AMIC OF PA, LLC</b>		
Mailing Address <b>44 WEST JEFRYN BLVD</b>			Mailing Address <b>44 WEST JEFRYN BLVD</b>		
City <b>DEER PARK</b>	State <b>NY</b>	ZIP Code <b>11729</b>	City <b>DEER PARK</b>	State <b>NY</b>	ZIP Code <b>11729</b>

**D. REAL ESTATE LOCATION**

Street Address <b>2.04 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/1/58</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>2340</b>	5. Common Level Ratio Factor <b>X 4.55</b>	6. Fair Market Value <b>= 10647.00</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>
---	--	--

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

**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 - 201406298  
 Recorded On 3/21/2014 At 11:33:57 AM

Book - 2435 Starting Page - 5665  
 \* Total Pages - 6

- \* Instrument Type - DEED
- Invoice Number - 659688
- \* Grantor - GAMBINO, JAMES EST
- \* Grantee - AMIC OF PA LLC
- User - AD
- \* Customer - SIMPLIFILE LC E-RECORDING

**\* FEES**

STATE TRANSFER TAX	\$106.47
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 REALTY TAX	\$53.24
TOBYHANNA TOWNSHIP	\$53.23
<b>TOTAL PAID</b>	<b>\$279.94</b>

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 #  
 19/19B/1/58  
 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.

