14150

REGIST

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RECORDER

DEED. **No.** 734

'88 NOV 1 PM 4 07

**Printed** for **and Sold by John** C. **Clark** Co., 1326 Walnut **St., Phila**.

MONROE SU

**This Indenture,** Made the

1st

**day** of

December

**one thousand** nine hundred **and Seventy-Seven (1977)**

**in the year of our** Lord

**Between JOHN J. ALBARANO**, **Individually and Co-Partner trading** as

**Lynstan Apartments, a Co-Partnership, and JOHN** J. **ALBARANO and RITA A. ALBARANO**, His **Wife, of Williamsport, Lycoming County, Pennsylvania, GRANTORS, Parties of the First Part**,

**AND**

-

STEVEN **E.** KRAWITZ **and** MINDA L. **KRAWIT of R.** D. # **4, 1455 Glenbrook Road, Stroudsburg, Stroud Township, Monroe County, Pennsylvania, as Co**-**Partners and Joint Tenants with the Right of Survivorship, GRANTEES, Parties**

**of the** second **part**:**itnesseth, That** the said **part ies of the first *part***, for **and** in

consideration of the sum **of Seventy-five thousand and 00/100 dollars ($75,000.00)**

lawful **money of the United** States of America, well and **truly** paid **by** the **said part ies** of **the** second ***part* to the said part ies** of the first **part,** at **and** before **the** ensealing and delivery of **these *presents***, the receipt whereof is hereby acknowledged**, have granted,** bargained, sold, aliened, enfeoffed, released, **conveyed and** confirmed and ***by*** these **presents**

do grant, ***bargain***, sell, alien, enfeoff**,** release, convey and confirm unto **the** said **part ies** of **the** second part, **their heirs**

**in Co-partnership with the surviving partner, Edwin Krawitz**, **for** and assigns, **as tenants the uses and purposes of the Co-partnership,**

**ALL THAT CERTAIN one-half** (**) interest of the Grantors in those certain tracts, pieces or parcels of land, situate, lying and being in the** Borough **of East Stroudsburg, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:**

**NO. 1. BEGINNING at an iron pipe on the westerly side of Smith Street and being a corner of lands of Phillip Peters; thence along the westerly side of said Smith Street (Bearings from Magnetic** Meridian of **1945), South twenty-six degrees fifteen minutes East one hundred sixty-three and fifty-five hundredths feet to an iron pipe at the intersection of the westerly side of Smith Street with the center line of a private driveway; thence partly along the center line of said driveway and by other lands of Robert Kloess, of which this lot was formerly a part, South sixty-four degrees five minutes West two hundred feet to an iron pipe; thence by other lands of Robert Kloess, of which this lot was formerly a part, North twenty-six degrees fifteen minutes West one hundred sixty-three and fifty-five hundredths feet to an iron pipe in line cf lands of said Phillip Peters; thence by lands of Jay Peters, North sixty-four degrees five minutes East two hundred feet to the place of BEGINNING.**

A

**BEING the same premises which Lillian Boone, Single, et al. by their certain Deed dated July 8, 1973, and recorded in the Office of the Recorder of Deeds**, **in and for the County of Monroe, at Stroudsburg, Pa., in Deed Book Vol. 491, page 123, granted and convey- ed unto John** J. **Albarano and Edwin Krawitz,** as **Tenants in Common, being one of the Grantors hereof, in fee.**

**et al.**

**UNDER AND SUBJECT to Mortgage in favor of Lillian Boone,**

**NO**. **2. BEGINNING at a pipe on the westerly side of Smith Street, the southeasterly corner of lands conveyed by Robert** W. **Kloess and wife to Philip R. Martin, Jr., and wife by deed dated June 18, 1968, and** recorded **in Deed Book Vol. 361, page 348; thence along the westerly side of Smith Street South 26** degrees **15 minutes East 150 feet, more or less, to a point at the northeasterly corner of lands**

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**conveyed by Robert R. Kloess and wife to Robert W. Kloess by Deed dated August 21, 1946, and recorded in Deed Book Vol. 157, page 73; thence by lands of Robert W. Kloess South 63 degrees 45 minutes West 150 feet to a point; thence by the same and along the easterly side of an unopened alley 15 feet in width South 26 degrees 15 minutes East 49.6 feet to a point; thence by lands conveyed by Robert R. Kloess Estate to the General State Authority by deed dated June 26, 1959, and recorded in Deed Book Vol. 255, page 292**, **and along the northerly side of unopened Drake Street South 63 degrees 54 minutes West 165 feet to a point; thence by the same and along the easterly side of unopened Oakes Street North 26 degrees 15 minutes West 469.11 feet, more or less, to a point; thence by lands of East Stroudsburg Presbyterian Church North 64 degrees 5 minutes East 115 feet, more or less, to a point; thence by lands of Lillian Boone and Lillian B. Savage and lands of Philip R. Martin, Jr., South 26 degrees 15 min- utes East 269.94 feet to a point**; **thence by lands of Philip** R. **Martin, Jr., North 64 degrees 5 minutes East 200 feet to the place of BEGINNING**. **CONTAINING 1.99 Acres, more** or **less**.

**NO**. **3.**

**BEGINNING at a pipe at the intersection of the westerly side of Smith Street the northerly side of Drake Street**, **from which a pipe at the northeasterly corner of Lot No. 1, Section B, as shown on "Lot Plan for Robert** R. **Kloess, East Stroudsburg, Monroe County, Pennsylvania", bears South twenty-five degrees fifty- four minutes East distant forty-feet; thence along the northerly side of Drake Street South sixty-four degrees fifteen minutes West one hundred fifty feet to a pipe; thence along the easterly side of a fifteen foot alley, North twenty-five degrees fifty-four minutes West forty-nine and six-tenths feet to a pipe; thence, by other lands of Robert R. Kloess, of which this lot was formerly a part, North sixty- four degrees six minutes East one hundred fifty feet to a pipe; thence along the westerly side of Smith Street, South twenty-five degrees fifty-four minutes East fifty feet to the place of BEGINNING.**'

**BEING the same premises which Lynstan, Inc.**, **by its certain Deed dated June** 8**, 1972, and recorded in the Office of the Recorder of** Deeds**, in and for the County of Monroe, at Stroudsburg, Pa.**, **in Deed Book Vol.**

, **page Albarano and Edwin Krawitz, individually and co-partners trading as**

**granted and conveyed unto John** J. **Lynstan Apartments, a co-partnership**

7

**UNDER AND SUBJECT to a certain Mortgage in favor of Franklin Federal Savings and Loan Association of Wilkes-Barre.**

**For the purpose of confirming his assent to, and the authority of, the conveyance by the Grantors hereof, the said Edwin Krawitz and his wife join in the execution of the herein Deed, it being understood that hereafter the interest of Steven** E. **Krawitz and Minda** L. **Krawitz**, **shall each be one-fourth** (**) in the said Co- partnership with the surviving partner, Edwin Krawitz, retaining a one-half () interest in the** Co**-partnership.**

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENJE

**Local** Real **Estate** Transfer **Tax -** Monroe County

**Co**

REALTY **TRANSFER** TAX

NOV**-**1'88

1750.00

**School Dist**.

Amt. $325.00

**RB**:1208

*East* llly

**Twp**. **Suprs**. Büro of East

East Stby.

Date

**NOV**

**1** 1988

**Amt. $**

**Amt.** $ 375.00

Dennis W. Deshler **Agent**

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**Together with all and** singular**, the** buildings, improvements, woods, ways, rights, **liberties,** privileges,

hereditaments and appurtenances, to **the** same *belonging***,** or in **any** wise appertaining, **and the reversion** and reversions; remainder **and** remainders, rents, issues**, and profits** thereof, **and** of every part **and** parcel thereof: And **also,** all the estate, right, title, interest**,**

**property**, possession, claim and demand whatsoever, both in law **and equity,** of the said **part ies** port, of, in, and **to the said** premises, with **the** appurtenances:

of the first

**To** have **and to hold** the **said premises**, with all **and** singular **the appurtenances**

**of** the second part**, behoof** of **the** said **port ies**

**their heirs**

of the second **part*,***

unto **the** said part

**ies and** assigns, **to** the **only proper** use, benefit and **their heirs**

and **assigns** forever,

**And the said parties of the first part, their**

heirs, executors and administrators, da

with **the said part ies** that

**they**

**by** these presents, covenant, **grant and** agree, **to** and **of the second** part**, their heirs**

***and*** assigns forever, **the said parties of the first part, their**

heirs, *all* **and *singular* the** hereditaments **and premises** herein above described and granted**,** or mentioned and

**intended so to be, with the** appurtenances, unto **the said part ies** of the **second part, their heirs and** assigns, against **them the said parties of the first part, their**

heirs, **and** against **all and** every other person or persons, whomsoever lawfully claiming or **to** *claim* the same **or** any part thereof,

**GENERALLY** WARRANT **and** forever DEFEND*.*

**In witness** wherent, **the said part** ies of the first ***part* to these** presents hereunto **set their *hands* and seals**. Dated the day and year first above written. Signed, Sealed and Delivered

IN **THE** PRESENCE OF **US**

}

SHALL and **WILL**

ORAL

**Albarano**

Mila Mrs Mhe Min **Rita A. Albarano**

BAL

**(SEAL)**

**Edwin Krawitz**

**(SEAL)**

**Barbara** D. **Krawitz**

**Johnbandividually and**

J

**Albarano,**

**Co-partner trading as Lynstan**

**Apartments**

**(SEAL)**

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State of

Received, the day of the date **of the** above Indenture of the above numed

**Pennsylvania**

County **of**

**Monroe**

*On* the

ist

**day** of

August

**,** 1979, **before** me,

the undersigned officer**,** personally **appeared John** J. **Albarano, individually and co- partner trading as Lynstan Apartments, a co-partnership**, **and John J. Albarano and Rita A. Albarano, his wife, and Edwin Krawitz and Barbara** D. **Krawitz, his wife,**

known to me (or **satisfactorily proven**) to be the person **S** whose name S within instrument**,** and acknowledged **that**

**the Y** purposes therein **contained**, **and** desired **the** same **might be recorded as** such.

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

**The** address **of the within**-named Grantee

**R.D. #4, 1455 Glenbrook Rd., Stq**.**, Pa.**

En pract

On behalf of **the** Grantee

**18360**

**are**

**subscribed** to the ***executed*** the **same** for the

wild

PATRICIA A. COMPTON**, Notary Rdblic** Stroudsburg, Monroe **Co., Pa**

**My** Commission **Expires** 16178

**Title of** Officer

VION

RICH

Deed**.**

**JOHN** J. **ALBARANO, ET AL.**

**AND**

**STEVEN E. KRAWITZ and MINDA L. KRAWITZ**

**Recorded,** in the Office **for the** Recording of **Deeds** in **and for**

**Record**

1976

John C. Clark **Co.,** Phila.

**734**

**18301**

**Edwin Krawitz, Esq**. **401 Prospect Street East Stroudsburg, Penna.**

**Monroe County**

**in DX** Book

No. **1649**

page **1678**

&c**.**

Witness **my hand and *seal* of Office** this

**1st**

day **of**

**November**

Anno **Domini 1988**

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Recorder

Deputy Recorder

Dennis W. Deshler

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