

Tax code 19/19B/1/53

37 Lidio Road, Blakeslee, PA 18610

This Indenture Made the 23rd Day of
October in the year of our Lord Two Thousand Twenty Four(2024)

Between Tranquility Vacation Rentals, LLC

(hereinafter called the Grantor),of the part,and

Lorraine A. Kosciusko

(hereinafter called the Grantees),of the other part

Witnesseth,

That said Grantor

for and in consideration of the sum of

One (\$1.00) Dollars and 00/100

Lawful money of the United States of America, unto it well and truly paid by said Grantees, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged ,has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee, 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 37, Section B, Block 1, of Green Wood Acres as set forth in the Office of the Recorder of Deeds in Plot Book Volume 11 Page 85.

Being the same premises which William Sincavage and Emily Sincavage, his wife and Thomas Sincavage,Jr. and Fay Sincavage, his wife by their deed dated June 29,1966 and recorded in the Office of the Recorder of Deeds in and for Monroe County in Record Book Volume 338, page 90., granted unto Sincavage Lumber Company, grantor hereof.

Under and Subject to restrictions, covenants and conditions which shall run with the land as they appear in the chain of title.

Protective Covenants

for Green Wood Acres, Tobyhanna Township, Monroe County

Residential Area Covenants

1. The following covenants are to run with the land and shall be binding on all parties and all persons claiming under them, until January 1, 1989, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

ENFORCEMENT. Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

2. Invalidation of any one of the following covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

3. **LAND USE AND BUILDING TYPE.** No lot shall be used except for residential purpose. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height and a private garage for not more than two cars.

4. **BUILDING LOCATION.** No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plot. For the purposes of this covenant, eaves and steps shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot.

5. No building shall be erected, placed on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to harmony or external design with existing structure, and as to location with respect to topography and finished grade elevation.

6. **ARCHITECTURAL CONTROL COMMITTEE - Membership -** An Architectural Control Committee shall be composed of three (3) members to be appointed by the Board of Directors of Sincavage Lumber Company. A majority vote of this committee will govern. The members of this committee shall not be entitled to any compensation for services performed pursuant to this covenant. In the event of the resignation of any members of the Committee the remaining members shall have full authority to designate a successor.

7. No excavation shall be made on the premises except for the purpose of building thereon and only at the time when building operations are to commence. No earth or sand shall be removed from the premises except as part of such excavation without the written consent of the Architectural Control Committee.

8. Building Line restrictions and easements for installation and maintenance of utilities, and/or drainage facilities, are reserved as shown on the recorded plot.

9. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, whether temporarily or permanently.

10. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood.

11. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot. Other signs advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period may be placed on the premises only with the written consent of the Architectural Control Committee.

12. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial use.

13. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

14. No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendation of the Pennsylvania Public Health Department. Approval of such system as installed shall be obtained from such authority.

15. Wooden, metallic, stone, stone composition, brick or masonry type fences, artificial materials, including live fences will be permitted, and shall be maintained at a height of not more than six feet.

16. The residential area covenants in their entirety shall apply to the entire residential area of Green Wood Acres.

17. The deed, when delivered, shall give and grant to the purchasers, their heirs and assigns, the right and privilege of boating, bathing, fishing and ice skating in the Lake of the seller, known as Lake Sinca. None of the foregoing activities are to be engaged in for any commercial purpose whatsoever.

18. No boats, canoes, crafts or water craft of any nature or description except such as are propelled by either sails, oars or paddles shall be permitted upon the water of Lake Sinca. No motor boats, out-board motors or kickers of any description shall be permitted on the waters of Lake Sinca.

19. An Association of Property owners is to be formed and designated by such name as may be deemed appropriate and (when formed) the Purchaser covenants and agrees that she, her executors and assigns, shall be subject to the payment of annual dues and assessments in compliance with by-laws, rules and regulations to be promulgated by the Association.

Together with all and singular the

Improvements, Ways, Streets, Alleys, Passages, Waters, Water-courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever thereunto 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 in law as in equity, or otherwise howsoever, of, in and to the same and every part thereof.

To have and to hold the said above described lot or piece of land Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantee, its successors and Assigns, to and for the only proper use and behoof of the said Grantee, its successors and Assigns, forever.

And the said Grantor

does by these presents, covenant, grant and agree, to and with the said Grantee, its successors and Assigns, that it the said Grantor

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 Grantees, their heirs

and Assigns, against it the said Grantor and against all and every

Person or Person whomsoever lawfully claiming or to claim the same or any part thereof, by, from

Or under it or any of them,

shall and will Specially

WARRANT and forever DEFEND.

In Witness Whereof the party of the first part has caused this instrument to be signed and affixed its corporate seal the date and year first above written.

Scaled and Delivered

IN THE PRESENCE OF US:

Tranquility Vacation Rentals, LLC

By: _____

Judith A. Wingate

Commonwealth of Pennsylvania)

County of Monroe)

On this, the 23rd of October, 2024, before me, a notary public

the undersigned,

Personally appeared Tranquility Vacation Rentals, LLC who acknowledged herself
to be authorized to do so executed the foregoing instrument.

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

Deed

Tranquility Vacation Rentals, LLC

To

Lorraine A. Kosciusko

The address of the above-named Grantee is: PO Box 948, Blakeslee PA 18610

MORTGAGE SATISFACTION PIECE

Made this 24th day of October, 2024.

Name of Mortgagors: Tranquility Vacation Rentals, LLC

Name of Mortgagee: Sincavage Lumber Co

Name of Last Assignees: N/A.

Date of Mortgage: July 12, 2021.

Original Mortgage Debt: Twenty Thousand (\$25,000.00) Dollars.

Mortgage Recorded on July 12, 2021 in the Office of Recorder of Deeds of Monroe County, Pennsylvania, in Book 2582, Page 2322, Instrument No. 202123399.

Property Description:

BEING all of Lot no. 37, Section "B" Block 1, Greenwood Acres. Commonly referred to as 2 Nakora Drive, Blakeslee, Pennsylvania 18610.

SUBJECT to those certain "Protective Covenants for Green Wood Acres, Tobyhanna Township, Monroe County" as the same are set forth and contained in the aforementioned deed from Sincavage Lumber Company to Attilio Gerardi recorded in Monroe County Deed Book 829, page 188.

PIN: 19/19B/1/53.

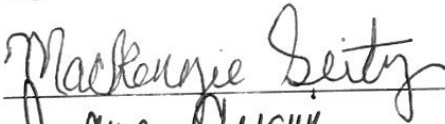
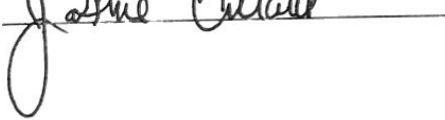
The undersigned hereby certifies that the debt secured by the above mentioned Mortgage has been fully paid of otherwise discharged and that upon the recording hereof said mortgage shall be and is here by fully and forever and discharged.

PROPERTY IS WETLANDS WITH STREAM, REFUNDED DEPOSIT, SOLD \$00.00

Witness and seal this 24TH day of October, 2024.



Signed and sealed and delivered in the presence of :

Commonwealth of Pennsylvania, County of Monroe.

On this 24th day of October, 2024, the said William Sincavage known to me (or satisfactorily proven) to be the persons named in the foregoing instrument, personally appeared before me, a Notary Public, within and for the Commonwealth and County aforesaid, and acknowledged that he or she freely and voluntarily executed the same for the purposes stated therein.

My commission expires: March 6, 2027

Kara E. Sincavage
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Kara Emily Sincavage, Notary Public
Monroe County
My commission expires March 6, 2027
Commission number 1431510