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TAX CODE: 9/4/1/102

**DEED**

THIS DEED, made this 31<sup>ST</sup> day of October, 2017, BETWEEN **RESORTS GROUP, INC.**, a Pennsylvania corporation with an address of 819 Ann Street, Stroudsburg, PA 18360 (hereinafter called "Grantor") and **THE JINYIN TEMPLE OF SINO ESOTERIC BUDDHISM, INC.**, with an address of 33-37 Farrington Street, Flushing, NY 11354(hereinafter "Grantee").

WITNESSETH, that the Grantor, for and in consideration of ONE MILLION SIX HUNDRED NINETY THOUSAND AND 00/100 (\$1,690,000.00) DOLLARS, lawful money of the United States of America, unto it well and truly paid by the Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and for other good and valuable consideration, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns forever:

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Middle Smithfield, County of Monroe and partially in the Township of Lehman, County of Pike (wholly assessed in the Middle Smithfield Township, County of Monroe) Commonwealth of Pennsylvania, as shown on a plan titled "Minor Subdivision of Lands of Ha Ra Corporation", dated March 31, 2010 (last revised 5/24/10), as prepared by Frank J. Smith Jr., Inc., Professional Land Surveyors of Marshalls Creek, Pa., and recorded in Monroe County Plot Book 82 Page 91, more fully described as follows, to wit;

BEGINNING at a point on the westerly right of way line of U.S. Route 209 (SR 0209), said point being the most southerly corner of the following described "Hotel Parcel" as shown on the above mentioned plan;

THENCE 1.) by other lands of Ha Ra Corporation (8.310 Acres), on a curve to the right having a radius of 20.00 feet for an arc length of 9.23 feet (chord bearing and distance of North 53 degrees 01 minute 48 seconds West 9.15 feet) to a point;

THENCE 2.) by the same, North 39 degrees 48 minutes 13 seconds West 323.44 feet to a point;

THENCE 3.) by the same, on a curve to the left having a radius of 260.00 feet for an arc length of 61.93 feet (chord bearing and distance of North 46 degrees 37 minutes 37 seconds West 61.78 feet) to a point;

THENCE 4.) by the same, North 36 degrees 32 minutes 53 seconds East 100.00 feet to a point;

THENCE 5.) by the same, North 11 degrees 19 minutes 35 seconds East 115.00 feet to a point;

THENCE 6.) by the same, North 76 degrees 27 minutes 32 seconds West 64.31 feet to a point;

THENCE 7.) by the same, North 87 degrees 22 minutes 02 seconds West 150.00 feet to a point;

THENCE 8.) by other lands of Ha Ra Corporation (Parcel 102-A), North 14 degrees 21 minutes 40 seconds West 156.93 feet to a point in a pond;

THENCE 9.) by the same and in and along said pond and by other lands of HaRa Corporation (Pike County Deed Book Vol. 1943 Page 1668), South 84 degrees 51 minutes 27 seconds East 342.22 feet to a point;

THENCE 10.) by said other lands of Ha Ra Corporation (Deed Book Vol. 1943 Page 1668) and in and along the same, North 69 degrees 56 minutes 17 seconds East 53.48 feet to a point;

THENCE 11.) by the same and in and along the same, North 43 degrees 21 minutes 24 seconds East 180.99 feet to a point;

THENCE 12.) by the same and in and along the Big Bushkill Creek, North 24 degrees 39 minutes 53 seconds East 317.85 feet to a point;

THENCE 13.) by lands now or formerly of the United States of America, North 38 degrees 15 minutes 09 seconds West 40.13 feet to a point;

THENCE 14.) by the same, North 17 degrees 46 minutes 52 seconds East 717.70 feet to a point;

THENCE 15.) by the same and in and along said Big Bushkill Creek, North 74 degrees 11 minutes 52 seconds East 601.46 feet to a point;

THENCE 16.) by lands now or formerly of Middle Smithfield Township Municipal Authority (Deed Book Vol. 1904 Page 921) and crossing said Big Bushkill Creek, South 21 degrees 18 minutes 08 seconds East 212.87 feet to an iron pipe;

THENCE 17.) by the same, South 55 degrees 31 minutes 42 seconds West 124.93 feet to an iron pipe;

THENCE 18.) by the same, South 11 degrees 24 minutes 38 seconds East 175.76 feet to an iron pin;

THENCE 19.) by the same, North 77 degrees 09 minutes 17 seconds East 37.95 feet to an iron pin;

THENCE 20.) by the same, South 27 degrees 40 minutes 54 seconds East 129.11 feet to an iron pipe;

THENCE 21.) by lands now or formerly of Middle Smithfield Township (Deed Book Vol. 2366 Page 9869), South 27 degrees 40 minutes 54 seconds East 150.33 feet to an iron pin;

THENCE 22.) by lands now or formerly of John F. Petrizzo Jr. (Deed Book Vol. 2073 Page 9941), South 50 degrees 32 minutes 45 seconds West 447.50 feet to an iron pin;

THENCE 23.) by the same, South 39 degrees 27 minutes 17 seconds East 289.61 feet to a point on the said westerly right of way line of U.S. Route 209;

THENCE 24.) along said U.S. Route 209, on a curve to the left having a radius of 3849.68 feet for an arc length of 85.32 feet (chord bearing and distance of South 59 degrees 04 minutes 57 seconds West 85.32 feet) to a point;

THENCE 25.) along the same, North 31 degrees 32 minutes 51 seconds West 9.51 feet to a point;

THENCE 26.) along the same, on a curve to the left having a radius of 3859.18 feet for an arc length of 91.83 feet (chord bearing and distance of South 57 degrees 45 minutes 59 seconds West 91.83 feet) to a point;

THENCE 27.) along the same, South 39 degrees 27 minutes 48 seconds East 12.27 feet to a point;

THENCE 28.) along the same, South 57 degrees 32 minutes 19 seconds West 278.84 feet to a point;

THENCE 29.) along the same, South 37 degrees 02 minutes 05 seconds East 3.28 feet to a point;

THENCE 30.) along the same, South 51 degrees 34 minutes 44 seconds West 186.12 feet to a point;

THENCE 31.) along the same, South 50 degrees 11 minutes 47 seconds West 624.63 feet to the place of BEGINNING.

CONTAINING 30.263 ACRES.

BEING the same premises which Bushkill Group Inc., by its Deed dated May 15, 2017 and recorded in the office for the Recorder of Deeds in and for the County of Monroe, at Stroudsburg, PA in Record Book 2491, page 2789 granted and conveyed unto Resorts Group, Inc., Grantor herein, in fee.

ALSO BEING the same premises which Bushkill Group Inc., by its Deed dated May 15, 2017 and recorded in the office for the Recorder of Deeds in and for the County of Pike, at Milford, PA in Book 2535, Page 2597, granted and conveyed unto Resorts Group, Inc., Grantor herein, in fee.

Pursuant to Restrictive Covenant 7 of the above referenced subdivision plan titled "Minor Subdivision of Lands of Ha Ra Corporation" recorded in Monroe County Plot Book 82 Page 91, the parcel designated "Parcel 16" and that portion of "Parcel B" located on the west side of Pa Route 209, are both hereby joined to and made an inseparable part of the "Hotel Parcel" also depicted on that Plan, and shall not be subdivided, conveyed or sold separately without prior Township approval, and the above legal description reflects this lot joinder/consolidation.

UNDER and SUBJECT to, TOGETHER WITH and BENEFITTED by covenants, conditions, notes, restrictions, easements, declarations, rights-of-way, agreements, deeds, maps, and plans appearing in the chain of title, if any, which have not expired, lapsed or otherwise been terminated or superseded, and which are applicable to the hereinabove described premises.

ALSO UNDER AND SUBJECT to the restriction that the Grantee shall not use, permit use of or convert the hereinabove described premises, or any part thereof, for the sales, marketing or advertising of Timeshare or Fractional Ownership. This restriction shall run with the land.

TOGETHER with all and singular, the buildings, improvements, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging, or in any way appertaining, and the reversions, remainders, rents, issues and profits thereof, and of any part and parcel, UNDER and SUBJECT as aforesaid.

TO HAVE AND TO HOLD the property described above with hereditaments and premises granted or mentioned by this DEED with the appurtenances, to the Grantee, its successors and assigns, to and for the use of the Grantee and its successors and assigns forever.

AND the Grantor does, UNDER and SUBJECT as aforesaid, hereby covenant and agree to and with the Grantee that the Grantor and its successors, shall and will SPECIALLY WARRANT and forever defend the hereinabove described premises, with hereditaments and appurtenances, unto the Grantee, its successors and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day  
and year first written above.

ATTEST:

RESORTS GROUP, INC.



BY:

  
Mark S. Turner, Executive  
Vice President

ACKNOWLEDGEMENT

Commonwealth of Pennsylvania

:  
:SS.

County of Monroe

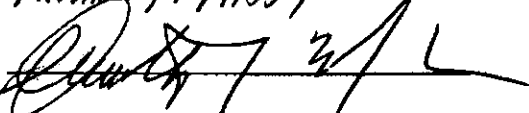
On this 31<sup>ST</sup> day of October, 2017, before me, the undersigned officer,  
personally appeared Mark S. Turner, who acknowledged himself to be the Executive  
Vice President of Resorts Group, Inc. and that he, being authorized to do so, executed  
the foregoing instrument for the purposes therein contained by signing the name of the  
corporation by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

  
Notary Public

The precise address of the within  
named Grantee is:

33-37 FARRINGTON STREET  
FLUSHING, NY 11354

  
On behalf of the Grantee

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Christopher G. Breen, Notary Public  
Stroudsburg Boro, Monroe County  
My Commission Expires Dec. 3, 2017  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



## COUNTY OF MONROE

RECORDER OF DEEDS  
610 MONROE STREET  
SUITE 125  
STROUDSBURG, PA 18360  
Area Code (570) 517-3969

Josephine Ferro - Recorder

Instrument Number - 201728054

Recorded On 11/3/2017 At 4:20:51 PM

\* Instrument Type - DEED

Invoice Number - 742363

\* Grantor - RESORTS GROUP INC

\* Grantee - JINYIN TEMPLE OF SINO ESOTERIC BUDDHISM INC

User - FRC

\* Customer - POCONO PROPERTY ABSTRACT

**\* FEES**

STATE TRANSFER TAX	\$16,900.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$35.50
RECORDING FEES	\$17.00
AFFORDABLE HOUSING	\$13.00
DEMOLITION ACCOUNT	\$15.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TAX CODE CERTIFICATION	\$10.00
<b>FEES</b>	
EAST STROUDSBURG	\$8,450.00
SCHOOL REALTY TAX	
MIDDLE SMITHFIELD	\$8,450.00
TOWNSHIP	
<b>TOTAL PAID</b>	<b>\$33,896.00</b>

Book - 2500 Starting Page - 9937

\* Total Pages - 7

RETURN DOCUMENT TO:  
POCONO PROPERTY ABSTRACT

MC GIS Registry UPI Certification  
On November 3, 2017 By JG

TAX ID #

9/4/1/102

Total Tax IDs: 1



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

*Josephine Ferro*

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.

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Book: 2500 Page: 9943

