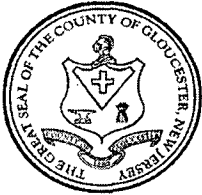
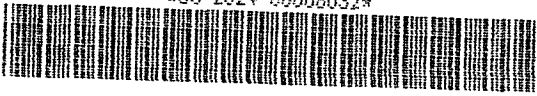


213-228497

80

5 pages

|                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>Gloucester County Recording Data Page</div> <div>Honorable James N. Hogan</div> <div>Gloucester County Clerk</div> <div></div> | <div>Official Use Only – Barcode</div> <div>*60 2024 00006032*</div> <div></div> <div>Docket: 00006032</div> <div>Type: DEP Pages: 5</div> <div>James N. Hogan, Gloucester County Clerk</div> <div>Receipt #: 1157030 12:24:07P Mar 01, 2024</div> <div>Recording Fee: 80.00 DB 6977 315</div> |
| <div>Official Use Only – Record &amp; Return</div> <div>RECORD AND RETURN TO:</div> <div>FOUNDATION TITLE, LLC</div> <div>57 EUCLID STREET</div> <div>WOODBURY NJ 08096</div>                                        | <div>Official Use Only – Realty Transfer Fee</div> <div>Consideration: 14,500.00 Tax/Code: 5</div> <div>County: 14.50 State : 36.25</div> <div>NJAHF: .00 PHPPA : 7.25</div> <div>EAA : .00</div> <div>GenPur: .00</div> <div>C) \$1M : .00 REALTY TOTAL: 52.00</div>                                                                                                            |
| <div>Date of Document:</div> <div>02/22/2024</div>                                                                                                                                                                   | <div>Type of Document:</div> <div>DEED</div>                                                                                                                                                                                                                                                                                                                                     |
| <div>First Party Name:</div> <div>JOSEPH HUGHES</div>                                                                                                                                                                | <div>Second Party Name:</div> <div>MIKAYLA E. T. CHIBANDA</div>                                                                                                                                                                                                                                                                                                                  |
| <div>Additional Parties:</div>                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                  |

|                                                                           |         |
|---------------------------------------------------------------------------|---------|
| THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY                          |         |
| Block: 602                                                                | Lot: 28 |
| Municipality:<br>Township of Monroe                                       |         |
| Consideration:<br>\$14,500.00                                             |         |
| Mailing Address of Grantee: 43 E Lacrosse Ave, Apt 1, Lansdowne, PA 19050 |         |

|                                                                                                                                                                            |                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY |                |
| Original Book:                                                                                                                                                             | Original Page: |

Prepared by: John D. Kosylo, Esq.  
Attorney at Law of New Jersey

## **DEED**

This Deed is made on February 22, 2024, between

Delivered Feb. 26. 2024

**JOSEPH HUGHES**, whose address is 118 Wiltshire Road, Baltimore, Maryland 21221, referred to as the "Grantor",

and

**MIKAYLA E. T. CHIBANDA**, whose address is 43 East La Crosse Avenue Apartment 1, Lansdowne Pennsylvania 19050, referred to as "Grantee",

The Grantor grants and conveys ownership of the property described below to the Grantee for the sum of **Fourteen Thousand Five Hundred and 00/100 Dollars (\$14,500.00)**.

By signing this Deed, the Grantor acknowledges receipt of this money/consideration.

The property being transferred is known as **Boston Avenue, Williamstown, New Jersey 08094**.

It is identified as **Block 602, Lot 28 on the Official Tax Map of the Township of Monroe, County of Gloucester and State of New Jersey**. The legal description is:

ALL that certain tract or parcel of land, situated, lying and being in the Township of Monroe, County of Gloucester, State of New Jersey, being more particularly described, as follows:

### **SEE ATTACHED LEGAL DESCRIPTION**

BEING the same land conveyed to Joseph Hughes by deed from Donald Huffin, dated January 25, 2024, recorded January 29, 2024 in the Gloucester County Clerk's/Register's Office in Deed Book 6963, Page 136.

ALSO BEING the same land previously conveyed to Donald Huffin by deed from Joseph Hughes, dated December 9, 2022, recorded January 4, 2023 in the Gloucester County Clerk's/Register's Office in Deed Book 6797, Page 228.

ALSO BEING the same land previously conveyed to Joseph Hughes by deed from William E. Hughes, III and Patricia L. Hughes, his wife, dated November 17, 1975, recorded November 21, 1975 in the Gloucester County Clerk's/Register's Office in Deed Book 1293, Page 783.

GIT/REP-1  
(10-21)

# State of New Jersey Nonresident Seller's Tax Declaration

(Print or type)

## Seller's Information

Name(s)

JOSEPH HUGHES

Current Street Address

118 WILTSHIRE ROAD

City, Town, Post Office

BALTIMORE

State

MD

ZIP Code

21221

## Property Information

Block(s)

602

Lot(s)

28

Qualifier

Street Address

BOSTON AVENUE

City, Town, Post Office

WILLIAMSTOWN (MONROE TOWNSHIP)

State

NJ

ZIP Code

08094

Seller's Percentage of Ownership

100 %

Total Consideration

\$ 14,500.00

Owner's Share of Consideration

\$ 14,500.00

Closing Date

2/26/24

## Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct, and complete. By checking this box ☐ I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

2/22/24

Date

Joseph P Hughes

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

LEGAL DESCRIPTION

**Foundation Title, LLC - Woodbury**

a Policy Issuing Agent for **CATIC Title Insurance Company**  
File No. 213-228497

All that certain tract or parcel of land, situated, lying and being in Monroe Township, County of Gloucester, and State of New Jersey, more particularly described as follows:

**BEGINNING** at a point in the Southwesterly line of Boston Avenue (50 feet wide) North 11 degrees 22 minutes West 200.00 feet from the Northwest Line of Crystal Drive (50 feet wide); said beginning point being in the division line between Lots 26 and 29; thence

(1) South 78 degrees 38 minutes West along said division line a distance of 150.00 feet to a point common to Lots 28, 29, and 35; thence

(2) North 11 degrees 22 minutes West along the division line between Lot 28 and Lots 35, 36 and 37, in part a distance of 100.00 feet to a point common to Lots 28, 27 and 37; thence

(3) North 78 degrees 38 minutes East along the division line between Lots 28 and 27 a distance of 150.00 feet to a point in the Southwesterly line of Boston Avenue; thence

(4) South 11 degrees 22 minutes East along said line of Boston Avenue a distance of 100.00 feet to the point and place of beginning.

**NOTE:** Subject to a current and accurate ALTA Certified Survey.

**NOTE FOR INFORMATION:**

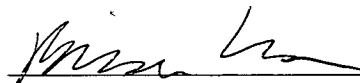
**BEING** known as Boston Avenue, Monroe Township, Gloucester County, State of New Jersey, Block 602, Lot 28 on the tax map of Monroe Township.

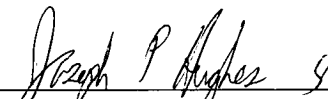
**NOTE FOR INFORMATION:** The mailing address of the premises is Boston Avenue, Williamstown, NJ 08094.

The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" as defined in N.J.S.A. 46:4-6. This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property; such as by making a mortgage or allowing a judgment to be entered against the Grantor.

The Deed is signed by the Grantor as of the date at the top of the first page.

Witnessed:

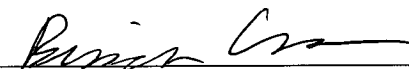
  
BRIAN EMM

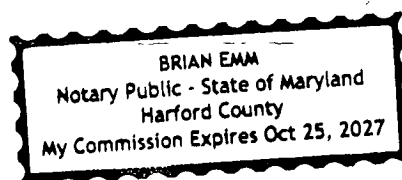
  
JOSEPH HUGHES

STATE OF Maryland  
COUNTY OF Harford SS:

I certify that on February 22<sup>nd</sup>, 2024, JOSEPH HUGHES, personally came before me and stated that he:

- a) Was the maker of this deed; and
- b) executed this deed as his own act; and
- c) made this deed for \$14,500.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).

  
(Notary)



**DEED:**

**JOSEPH HUGHES**  
to  
**MIKAYLA E. T. CHIBANDA**

Boston Avenue  
Williamstown, New Jersey 08094  
Township of Monroe, County of Gloucester  
Block 602, Lot 28

**RECORD AND RETURN TO:**

RECORD AND RETURN TO:  
FOUNDATION TITLE, LLC  
57 EUCLID STREET  
WOODBURY NJ 08096  
213-228497