

DB2103-P136

ADGRVST-2

DEED

Prepared by: (Print signer's name below signature)

WILLIAM D. DILKS, ESQUIRE

This Deed is made on May 30, 19 91

~~/~~ BETWEEN ROBERT E. BIRD, JR., Individually and as Executor of the
Estate of Elizabeth T. Bird, deceased.

068743

XXXXXXXXXXXX

referred to as the Grantor,

AND RICHARD CLAUSER and LORI CLAUSER, his wife

whose post office address is 1140 Hessian Avenue, West Deptford, New Jersey

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **Eighty-six thousand FIVE** hundred dollars (\$86,000.00)

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of West Deptford

Block No. 151A

Lot No. 1

Account No.

☐ No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the Township of West Deptford
County of Gloucester and State of New Jersey. The legal description is:

BEGINNING at the Northwest corner of Lot No. 4 of the Victory Terrace Tract on the Southwest side of Hessian Avenue and runs; thence

(1) North 67 degrees 42 minutes West 100 feet along the Southwest side of Hessian Avenue to a corner formed by the Southeast side of Spiegel Avenue and the Southwest side of Hessian Avenue and runs; thence

(2) South 22 degrees 16 minutes West 150 feet along the Southeast side of Spiegel Avenue to a corner common to Lots No. 5 and No. 6 and runs; thence

(3) South 67 degrees 42 minutes East 99.90 feet along the Northwest line of of Lot 17 to a corner common to Lots No. 5, No. 4 and line of Lot No. 17 and runs; thence

(4) North 22 degrees 18 minutes East 150 feet along the Northwest line of Lot No. 4 to place of beginning.

BEING Lot 1, Block 151A on Tax Map.

BEING the same lands and premises which became vested in Robert E. Bird and Elizabeth T. Bird, his wife, by Deed from Robert C. Jewiss and Dorothy R. Jewiss, his wife, dated April 24, 1946 and recorded April 24, 1946, in Deed Book 534, page 130.

The said Richard E. Bird died January 27, 1971, and title vested in Elizabeth T. Bird, his wife by Right of Survivorship. The said Elizabeth T. Bird died October 3, 1990, and by her Last Will and Testament dated April 22, 1971, Probated October 15, 1990, in the Surrogate's Office of Gloucester County as Docket No. 90-980, she did nominate Robert E. Bird, Jr., Executor of her estate.

CONSIDERATION: \$

86500.00

EXEMPT CODE:

COUNTY

86.59

STATE

216.16

N.P.N.R.F.

.00

TOTAL

302.75

ST

DATE- 6/03/1991

ST 13816
Schedule A, #3
JS

REVISED SCHEDULE

ALL THAT CERTAIN land and premises situate in the Township of West Deptford, County of Gloucester and State of New Jersey, bounded and described according to a survey made by Azimetric Surveying Services, dated 5-15-91, revised 5-21-91, as follows:

BEGINNING at a point at the intersection of the Southwesterly line of Russian Avenue (50 feet wide) with the Southeasterly line of Spiegel Avenue (50 feet wide) and extending: thence

(1) South 22 degrees 18 minutes 00 seconds West along the Southeasterly line of Spiegel Avenue 150.0 feet to a point; thence

(2) South 67 degrees 42 minutes 00 seconds East a distance of 99.90 feet to a point; thence

(3) North 22 degrees 18 minutes 00 seconds East a distance of 150.0 feet to a point in the Southwesterly line of Russian Avenue; thence

(4) North 67 degrees 42 minutes 00 seconds West along the Southwesterly line of Russian Avenue 100.0 feet to the point and place of beginning.

BEING KNOWN AS 1140 Russian Avenue.

BEING ALSO KNOWN AS Lot 1, Block 151A on Tax Map.

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Promises by Grantor. 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" (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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

Robert E. Bird, Jr. ROBERT E. BIRD, JR. (Seal)
Robert E. Bird, Jr. Robert E. Bird, Jr. (Seal)

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER

SS.:

I CERTIFY that on *May 30*, 1991.

ROBERT E. BIRD, JR., Individually and as Executor of the Estate of
Elizabeth T. Bird, deceased personally came before me
and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$86,500.00 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.)

Paula L. Taborne
(Print name and title below signature)

PAULA L. TABORNE
Notary Public of New Jersey
My Commission Expires March 31, 1995

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RECORDED
INDEXED

In compliance with the statute I have presented an abstract of the within to the assessor of the taxing district therein mentioned.

JOSEPH J. HOFFMAN
COUNTY CLERK

DEED

ROBERT E. BIRD, JR., Individually
and as Executor of the Estate of
Elizabeth T. Bird, deceased

Grantor.

TO

RICHARD CLAUSER and LORI CLAUSER,
his wife

Grantee.

Dated: April , 1991

Record and return to:

CHARGE, RECORD, RETURN TO
SUPREME TITLE AGENCY, INC.
P.O. BOX 1048
VOORHEES, NJ 08043
800-435-6400

CONSIDERATION: 1

86500.00

EXEMPT CODE:

COUNTY

86.59

STATE

216.16

N.J. N.R.F.

.00

TOTAL

302.75

ST

DATE: 6/03/1991

COUNTY CLERK

Joseph J. Hoffman

91 JUN -3 AM 11:28

RECORDED
GLOUCESTER COUNTY

8140178

214.00