

DOCKET# 56270

Type: DEE
PAGES: 3

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT# 41498

02:26:17 P.M.

08/16/2004

DB 3821 212

GLOUCESTER COUNTY RECORDING DATA PAGE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

50.-
580.-

CONSIDERATION: \$145,000.00 EXEMPT CODE: S

County	State	N.P.N.R.F.	Total
\$145.15	\$362.35	\$.00	
P.H.P.F.A.	E.A.A.		
\$72.50	\$.00		\$580.00
GEN PURP	C) \$1M		
\$.00	\$.00		
NJGLMINH	Date: 8/16/2004		

RECORD & RETURN TO:



Five Greentree Centre/Suite111
Route 73 at Lincoln Drive
Marlton, New Jersey 08053
Phone 856-985-2400
Fax 856-985-5773

GLOUCESTER COUNTY RECORDING DATA PAGE
JAMES N. HOGAN, COUNTY CLERK

DEED - BARGAIN AND SALE (Covenant as to Grantor's Acts)
IND. TO IND. OR CORP. - Plain Language

G 23589

RECORD & RETURN TO:
GROUP 21 TITLE AGENCY
ONE GREENTREE CENTRE STE. 11
MARLTON, NJ 08053

Prepared By



RAYMOND J. ZANE, ESQUIRE

DEED

CONSIDERATION: \$145,000.00 EXEMPT CODE: S

This Deed is made on July 29, 2004**BETWEEN** Stephen W. Iannotti

County	State	N.P.N.R.F.	
\$145.15	\$362.35	\$.00	
P.H.P.F.A.	E.A.A.		Total
\$72.50	\$.00		\$580.00
GEN PURP	C)*1M		
\$.00	\$.00		
NJGLMINN	Date: 8/16/2004		

whose address is 1286 Township Line Road, Swedesboro, New Jersey 08085

referred to as the Grantor,

AND Karyn Pickard, *unmarried*

whose address is 52 Crestmont Drive, Mantua, New Jersey 08051

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 (transfer of ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE HUNDRED FORTY FIVE THOUSAND DOLLARS (\$145,000.00)

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Borough of Pitman
Block No. 66 Lot No. 17 Account No.

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

Property. The property consists of land and all the buildings and structures on the land in the Borough of Pitman, County of Gloucester, and State of New Jersey. The legal description is:

ALL that certain land and premises situate in the Borough of Pitman, County of Gloucester and the State of New Jersey, bounded and described as follows:

BEGINNING at a point in the Westerly line of Highland Terrace (50 feet wide) distant 110.00 feet Northwardly from the intersection of the Westerly line of Highland Terrace with the Northerly line of Washington Avenue (50 feet wide) said beginning point being in the division line between Lots 785 and 786 on Plan hereinafter mentioned; thence

- (1) North 16 degrees 08 minutes West, along the Westerly line of Highland Terrace, 50.00 feet to a point in the division line between Lots 721 and 787, said Plan; thence
- (2) South 73 degrees 52 minutes West, along the last mentioned division line, 156.12 feet to a point for a corner common to Lots 721, 722, 781 and 787, said plan; thence
- (3) South 16 degrees 08 minutes East, along the Easterly line of Lot 781, said Plan, 50.00 feet

DEED - BARGAIN AND SALE (Covenant as to Grantor's Acts)
IND. TO IND. OR CORP. - Plain Language

to a point in the division line between Lots 785 and 786, said Plan; thence

(4) North 73 degrees 52 minutes East, along the last mentioned division line, 156.12 feet to the point and place of BEGINNING.

BEING Lots 786 and 787, on Plan of Second Section, Pitman Grove Terrace, filed.

BEING known as Lot 17, Block 66 as shown on the Borough of Pitman tax map.

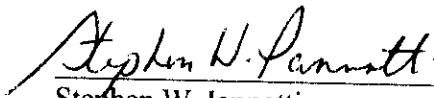
COMMONLY known as 616 Highland Avenue.

BEING the same lands and premises which became vested in Stephen W. Iannotti and Lisa U. Iannotti, his wife by Deed from Joseph F. Comastro and Kamilia Comastro, his wife, dated 12/27/85, recorded 1/6/86 in Deed Book 1534, Page 1067 in the Gloucester County Register of Deeds Office. Stephen W. Iannotti by Deed from Lisa U. Iannotti, dated 3/31/92, recorded 4/9/92 in the Gloucester County Clerk/Register's Office in Deed Book 2187, Page 159.

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:

 (Seal)
Stephen W. Iannotti

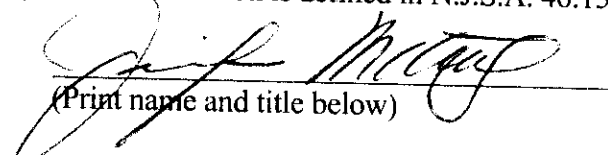

JENNIFER MCCARTHY

STATE OF NEW JERSEY, COUNTY OF *Gloucester* SS.:

I CERTIFY that on *July 29*, 2004,

Stephen W. Iannotti, personally came before me and acknowledged under oath, to my satisfaction, that this person (or 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 \$145,000.00 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.)


(Print name and title below)

JENNIFER MCCARTHY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 9, 2009