

Consult your Lawyer before signing this deed — it has important legal consequences.

# Deed

02177

DB1826-P277

Date  
Parties

This Deed is made on January 4 1989 between

Grantor  
Full name(s)  
and post  
office address

HELEN M. WOODWARD  
now known as Helen M. Foster  
192 C. Pitman-Downer Road  
RD 3  
Sewell, New Jersey 08080

Grantor, and

Grantee  
Full name(s)  
and post  
office address

SEAN WOODWARD-HILLS  
BRIAN K. HILLS, h/w  
43 Pitman Avenue  
Pitman, New Jersey 08071

Grantee.

(The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed.)

Consideration

In return for the payment to the Grantor by the Grantee of

Conveyance

ONE-----Dollars (\$ 1.00\*\*\*\*\*),  
the Grantor grants and conveys to the Grantee all of the land located in the  
Township of Washington County of Gloucester  
and State of New Jersey, specifically described as follows:

Description  
of Land

BEGINNING at a point in the Northeasterly line of  
Downer Road (Gloucester County Route #658, being 50 feet in  
width), corner to lands now or formerly of Harlan W. and  
Bertha S. Collar and extending from aforesaid beginning  
point; thence

(1) along the Northeasterly line of Downer Road, North  
43 degrees 55 minutes 28 seconds West 119.82 feet to an  
angle point therein; thence

(2) still along said line North 28 degrees 05 minutes  
44 seconds West 86.52 feet; thence

(3) crossing lands of the grantor herein North 61  
degrees 54 minutes 16 seconds East 275 feet more or less to  
the highwater line of Lake Sterling; thence

(4) along said high water line in a Southerly  
direction 146 feet more or less to a corner of lands now or  
formerly of Harlan W. and Bertha S. Collar; thence

(5) along said lands South 46 degrees 04 minutes 32  
seconds West 245.35 feet more or less to the point of  
beginning having passed over a concrete monument set 204.35  
feet from the end of this course and an additional concrete  
monument 138.35 feet from the end of this course.

This Deed was prepared by

Tobin J. Schmesser, Esq.

Print or type name.

Signature

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Subject however to a ten feet wide driveway easement extending from Downer Road to reserved lands of the grantor lying to the North of the parcel herein conveyed said easement extending five feet on either side of the following described center line;

BEGINNING at a point in the Northeasterly line of Downer Road which is located North 43 degrees 55 minutes 28 seconds West 82.67 feet measured along said Northeasterly line from a corner of lands now or formerly of Harlan W. and Bertha S. Collar and extending from aforesaid beginning point; thence

(1) North 58 degrees 43 minutes 32 seconds East 76.69 feet; thence

(2) North 17 degrees 09 minutes 56 seconds East 167.67 feet to the Northerly line of the lands herein conveyd and the terminus of this easement which is located 205.80 feet measure in a Northeasterly direction along course number three of the parcel herein conveyed from the Northeasterly line of Downer Road.

Said parcel of land containing one acre, be the contents thereof more or less.

Being part of Lot 3, and all of Lot 3A, Block 66, Plate 10 as shown on the Washington Township Tax Map.

Being part of the same land and premises granted and conveyed to Helen M. Woodward by Deed from John P. Woodward, dated October 23, 1983 and recorded October 31, 1983 in Book 1478 of Deeds, page 545 in the Gloucester County Clerk's Office.

The undersigned, being the Chairman and Secretary of the Planning Board of Washington Township, County of Gloucester, State of New Jersey, hereby certify that the herein described property was approved a minor subdivision on September 6, 1988.

Dated:

William R. Hume  
Chairman

Lee Santorangelo  
Secretary

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR EXEMPTION  
(c. 49, P.L. 1968)  
or  
PARTIAL EXEMPTION  
(c. 176, P.L. 1975)

ALL-STATE LEGAL SUPPLY CO.  
One Commerce Drive, Cranford, N.J. 07016  
DGRV T-1

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF GLOUCESTER

Consideration \$ 1.00 Exempt code E  
County/ State N.P.H.R.F. Total  
.00 .00 .00 .00  
DSC 01/11/1989  
to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, Tobin J. Schmesser, Esq., being duly sworn according to law upon his/her oath deposes and says that he/she is the Legal Representative  
(Name) (State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)  
in a deed dated January 4, 1989, transferring real property identified as Block No. 66  
Lot No. 3A & p/o 3 located at Pitman-Downer Road, Township of Washington  
(Street Address Municipality, County)  
County of Gloucester and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 1.00

(3) FULL EXEMPTION FROM FEE

Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

7j. between parent and child

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

a) SENIOR CITIZEN (See Instruction #8)

- ☐ Grantor(s) 62 yrs. of age or over.\*  
☐ One or two-family residential premises

- ☐ Owned and occupied by grantor(s) at time of sale.  
☐ No joint owners other than spouse or other qualified exempt owners.

b) BLIND (See Instruction #8)

- ☐ Grantor(s) legally blind.\*  
☐ One or two-family residential premises.

- ☐ Owned and occupied by grantor(s) at time of sale.  
☐ No joint owners other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8)

- ☐ Grantor(s) permanently and totally disabled.\*  
☐ One or two-family residential premises.  
☐ Receiving disability payments.

- ☐ Owned and occupied by grantor(s) at time of sale.  
☐ Not gainfully employed.  
☐ No joint owners other than spouse or other qualified exempt owners.

\*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)

- ☐ Affordable According to H.U.D. Standards.  
☐ Meets Income Requirements of Region.

- ☐ Reserved for Occupancy.  
☐ Subject to Resale Controls.

d) NEW CONSTRUCTION (See Instruction #9)

- ☐ Entirely new improvement.  
☐ Not previously used for any purpose.

- ☐ Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me  
this 4th day of January, 1989

Barbara J. Myers

BARBARA J. MYERS  
CLERK OF SUPERIOR COURT  
Commission Expires March 23, 1992

Name of Deponent (Type above line)  
Tobin J. Schmesser  
P.O. Box 156  
Pitman, NJ 08071

Name of Grantee (Type above line)

Address of Grantee at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.  
Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated \_\_\_\_\_ Date Recorded \_\_\_\_\_

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.  
This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

ORIGINAL - White copy to be retained by County.

DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16-8.12).

TRIPLICATE - Pink copy is your file copy.

081826-p279

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

DB1826-P280

Municipal Lot  
and Block or  
Account Number

The land is now designated as Lot p/o 13, 3A in Block 66  
on the municipal tax map (or as Account No. \_\_\_\_\_).

Check box  
if applicable

☐ No property tax identification number for the land is available at the  
time of this conveyance.

Covenant as to  
Grantor's Acts

The Grantor covenants that the Grantor has done no act to encumber  
the land.

Receipt of  
Consideration

The Grantor has received the full payment from the Grantee.

Signature of  
Grantor

The Grantor signs this Deed on the first date above. If the Grantor is  
a corporation this Deed is signed by its corporate officers and its corporate  
seal is affixed.

Signed, sealed and delivered in  
the presence of or attested by:

Helen M. Foster   
Helen M. Foster

Barbara S. Myers







#### CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

State of New Jersey, County of \_\_\_\_\_

I am a NOTARY  
an officer authorized to take acknowledgments and proofs in this State. I sign this acknowledgment below to certify that it was made  
before me.

On Jan 4, 19 89, Helen M. Foster

appeared before me in person. (If more than one person appears, the words "this person" shall include all persons named who appeared  
before the officer and made this acknowledgment). I am satisfied that this person is the person named in and who signed this Deed.  
This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the uses and purposes expressed  
in this Deed.

This person also acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced  
by this Deed, as such consideration is defined in P.L. 1968, c. 49, §1(c), is \$ 1.00

Barbara S. Myers  
Officer's signature BARBARA S. MYERS and title directly beneath  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires March 23, 1991

#### CORPORATE PROOF BY THE SUBSCRIBING WITNESS

State of New Jersey, County of \_\_\_\_\_

I am a  
an officer authorized to take acknowledgments and proofs in this State.

On \_\_\_\_\_, 19 \_\_\_\_\_,  
(from now on called the "Witness") appeared before me in person. The Witness was duly sworn by me according to law under oath and  
stated and proved to my satisfaction that:

1. The Witness is the \_\_\_\_\_ Secretary of the Corporation which is the Grantor in this Deed.
2. \_\_\_\_\_ the officer who signed this Deed, is the \_\_\_\_\_ President  
of the Corporation (from now on called the "Corporate Officer").
3. The making, signing, sealing, and delivery of this Deed have been duly authorized by a proper resolution of the Board of  
Directors of the Corporation.
4. The Witness knows the corporate seal of the Corporation. The seal affixed to this Deed is the corporate seal of the Corpora-  
tion. The seal was affixed to this Deed by the Corporate Officer. The Corporate Officer signed and delivered this Deed as and for the  
voluntary act and deed of the Corporation. All this was done in the presence of the Witness who signed this Deed as attesting witness.  
The Witness signs this proof to attest to the truth of these facts.

The Witness also acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty  
evidenced by this Deed, as such consideration is defined in P.L. 1968, c. 49, §1(c), is \$ \_\_\_\_\_

Sworn to and signed before me on the date written above.

Witness: sign above and print or type name below.

Officer's signature. Print, stamp or type name and title directly beneath.

DB1826-P281

1 25.00 DEED

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

HELEN M. WOODWARD  
now known as HELEN M. FOSTER  
*to*

SEAN WOODWARD-HILLS  
BRIAN K. HILLS

Record and return to:

ROESLER & ROESLER  
P.O. Box 156  
Pitman, N.J. 08071

RECORDED  
INDEXED  
69 JUN 11 PM 2:17  
COUNTY OF JOSEPH

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INDEXED  
69 JUN 11 PM 2:17  
COUNTY OF JOSEPH

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