

DOCKET# 84831

Type: DEE
PAGES: 5

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 58025

01:39:16 P.M.

09/23/2003

DB 3660

125

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.

RECORD & RETURN TO:

Congress

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

CONSIDERATION: \$115,500.00		EXEMPT CODE: 5
County	State	N.P.N.R.F.
\$115.62	\$288.63	\$.00
P.H.P.F.A.	E.A.A.	
\$57.75	\$.00	
MUGLCAPE	Date: 9/23/2003	
		Total
		\$462.00

70.-C
462.-P

Gloucester
CHARGE & RETURN
Congress Title Corp.
P.O. Box 5479
Barclay Pavilion East
Cherry Hill, NJ 08034

BARGAIN AND SALE DEED

Prepared by

Gary W. Stuhltrager
GARY W. STUHLTRAGER, ESQ.

Date This Deed is made on *Sept. 19th* 200 between

Parties Grantor: **DANIEL R. SHEETS, SINGLE MAN**

214 LORING CT., SEWELL, NJ 08080

Grantor, and

Grantee: **JEFFREY DOW MCKAY AND KELLY A. MANNING-MCKAY**

145 SARATOGA LN., SWEDESBORO, NJ 08085

Grantee.

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

Consideration In return for the payment to them of ONE HUNDRED FIFTEEN THOUSAND FIVE HUNDRED Dollars (\$ 115,500.00)

Conveyance 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

BEING Unit known as No. 214 Loring Court, as shown in the Master Deed and Amendments thereto, creating and establishing "Peachtree Condominiums", as provided by the Condominium Act of the State of New Jersey (P.L. 1969, c.257, effective January 7, 1970) given by Peachtree Developers, Inc., a New Jersey Corporation, under date of October 7, 1986 and recorded in the Gloucester County Clerk's Office on February 25, 1987 in Deed Book 1584 at Page 164 and amended in Deed Book 1600 at Page 345; together with the undivided 1.136% interest in the Common Elements, subject to reduction and dilution as specified in Exhibit D of said Master Deed.

BEING THE SAME land and premises conveyed to Daniel R. Sheets by Deed from Wayne J. Sheets and Diane Sheets, husband and wife, dated June 21, 2002 Recorded June 25, 2002 in Deed Book 3437 at Page 178.

County \$115.62
P.H.P.F.A. \$288.63
E.A.A. \$57.75
N.J. \$462.00
Date: 9/23/2003
Total \$462.00

CONSIDERATION: \$115,500.00 EXEMPT CODE: S

756-38039

**Municipal Lot
and Block**

The land is now designated as Lot **3QC214** in Block **85** on the
municipal tax map

**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.

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



DANIEL R. SHEETS

Seller

Seller

CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

State of New Jersey, County of *Camden*

I am a Notary Public, 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 *9/14*, 2003 *DANIEL R Sheets* appeared before
me in person. (If more than one person appeared, 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, Section 1(c), is \$ **115,500.00**.



Notary Public

CHRISTOPHER J. GIMELLO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 30, 2006

RECORD AND RETURN TO:



DOCKET# 84831 DB 3660 P 129

Fidelity National Title

INSURANCE COMPANY OF NEW YORK

SCHEDULE C (Legal Description)

Commitment No.: 03-75038029

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Washington, County of Gloucester, State of New Jersey:

BEING Unit known as No. 214 Loring Court, as shown in the Master Deed and Amendments thereto, creating and establishing "Peachtree Condominiums", as provided by the Condominium Act of the State of New Jersey (P.L. 1969, c.257, effective January 7, 1970) given by Peachtree Developers, Inc., a New Jersey Corporation, under date of October 7, 1986 and recorded in the Gloucester County Clerk's Office on February 25, 1987 in Deed Book 1584, Page 164 and amended in Deed Book 1600, Page 345; together with the undivided 1.136% interest in the Common Elements, subject to reduction and dilution as specified in Exhibit D of said Master Deed.

BEING Lot 3QC214, Block 85 on the Tax Map of the Township of Washington.