

DEED

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

Patrick E. Malloy
Patrick E. Malloy, Esquire

This Deed is made on January 3, 1984

BETWEEN # CHARLOTTE ROSSITER, Attorney-in-Fact, for
MAGDA HAJOS

85285

whose address is H-13 Pickwick Apartments, Church Road, Cherry Hill,
New Jersey 08034, referred to as the Grantor,

AND RICHARD G. MATCHETT and ANN MATCHETT, husband and wife,

whose post office address is O-12 Kingswick Apartments, Thorofare, 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 Fifty-four Thousand (\$54,000) Dollars.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Pitman
Block No. 64 Lot No. 3 Account No. 01151008
☐ 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 Borough of Pitman
County of Gloucester and State of New Jersey. The legal description is:

ALL that certain parcel of land and premises situate in the
Borough of Pitman, County of Gloucester, and State of New Jersey,
bounded and described according to a survey made by Albert N. Floyd,
L.S., dated December 29, 1983, as follows:

BEGINNING at an iron pipe in the Southerly line of Columbia
Avenue, distant 105 feet Eastwardly from the Easterly line of Fern-
wood Avenue, and extending; thence

(1) South 16 degrees 08 minutes East, parallel with Fernwood
Avenue, a distance of 160 feet to a point; thence

(2) North 73 degrees 52 minutes East, at right angles to the
last course and parallel with Columbia Avenue, a distance of 50 feet
to a concrete monument; thence

(3) North 16 degrees 08 minutes West, parallel with the first
course herein, a distance of 160 feet to a point in the Southerly
line of Columbia Avenue; thence

(4) South 73 degrees 52 minutes West along the Southerly line
of Columbia Avenue, a distance of 50 feet to the point and place of
beginning.

COUNTY OF GLOUCESTER
CONSIDERATION \$54,000.00
REALTY TRANSFER FEE \$54.00
DATE 1-14-84 BY [Signature]

BEING Lots Nos. 536 and 537, on a certain Plan of Lots called Pitman Grove Terrace, surveyed for the Philadelphia Suburban Company by William M. Carter, C.E., July 1907, and filed in the Clerk's Office at Woodbury, in Drawer 3 of Maps, File 55.

BEING Lot 3, Block 64, Tax Map, more commonly known as 319 Columbia Avenue, Pitman, New Jersey.

BEING the same premises conveyed to Magda Hajos and Laszlo Hajos, as joint owners with right of survivorship by deed from Magda Hajos and Laslo Hajos, dated November 4, 1963, recorded November 26, 1973, in Deed Book 1076, page 271.

✓ Laszlo Hajos died on July 4, 1974 and title vested in Magda Hajos by right of survivorship.

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

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

or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

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

STATE OF NEW JERSEY

COUNTY OF CAMDEN

ss.

FOR RECORDER'S USE ONLY

Consideration \$ 54,000.00
Realty Transfer Fee \$ 54.00
Date 1-4-84 By WJ

*Use symbol "C" to indicate that fee is exclusively for county use.

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

Deponent, CHARLOTTE ROSSITER
(Name)

, being duly sworn according to law upon XH her oath deposes and
says that he/she is the Attorney-in-fact for Magda Hajos
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co. Lending Institution, etc.)

in a deed dated January 3, 1984, transferring real property identified as Block No. 64

Lot No. 3 located at 319 Columbia Avenue, Pitman, New Jersey
(Street Address, Municipality, County)

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 \$ 54,000.00

(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.

(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 Instruction #8)

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.

c) 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.

d) NEW CONSTRUCTION (See Instruction #8)

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

- ☐ Not previously occupied.

Deponent makes 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 3rd
day of JANUARY, 1984

Patrick E. Malloy
PATRICK E. MALLOY, AN ATTORNEY
AT LAW of STATE of New Jersey

Charlotte Rossiter

Name of Deponent
CHARLOTTE ROSSITER
H-13 Pickwick Apartments,

Address of Deponent Church Road
Cherry Hill, N.J. 08034

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.

Instrument Number _____ County Camden
Deed Number _____ Book _____ Page _____
Deed Dated 1-3-84 Date Recorded 1-4-84

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, pursuant to N.J.A.C. 18:16-8.12.

TRIPPLICATE - Pink copy is your file copy.

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

Promises by Grantor. The Grantor's promises are listed below. Each promise is expressed in the language of a New Jersey law (with a reference to the law) and is followed by an explanation in plain language. The Grantor promises that:

- the Grantor is lawfully seized of the said land (N.J.S.A. 46:4-3) - the Grantor is the legal owner;
- the Grantor has the right to convey the said land to the Grantee (N.J.S.A. 46:4-4) - the Grantor has the right to convey (sell) this property;
- the Grantee shall have quiet possession of the land (N.J.S.A. 46:4-5) - the Grantee will not be disturbed by others with claims against this property;
- the Grantor will execute such further assurances of the said lands as may be requisite (N.J.S.A. 46:4-10) - the Grantor will comply with the Grantee's reasonable requests to correct any title defect; and
- the Grantor will warrant generally the property hereby conveyed (N.J.S.A. 46:4-7) - the Grantor guarantees the Grantee's ownership of the property.

Who Is Bound. The promises made in this Deed are legally binding upon the Grantor and all who lawfully succeed to the Grantor's rights and responsibilities. These promises can be enforced by the Grantee and all future owners of the property.

Signatures. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by:

Patrick E. Malloy
PATRICK E. MALLOY, ESQUIRE

Charlotte Rossiter (Seal)
CHARLOTTE ROSSITER, ATTORNEY-
IN-FACT

..... (Seal)

STATE OF NEW JERSEY, COUNTY OF Camden
I CERTIFY that on January 3, 1984

SS.:

Charlotte Rossiter personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- is named in and personally signed this Deed;
- signed, sealed and delivered this Deed as his or her act and deed; and
- made this Deed for \$ 54,000.00 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.)

Patrick E. Malloy
(Print name and title below signature)
PATRICK E. MALLOY, An Attorney At
Law of State of New Jersey

STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on

SS.:

, 19

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- this person is the secretary of the corporation named in this Deed;
- this person is the attesting witness to the signing of this Deed by the proper corporate officer who is the President of the corporation;
- this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- this person knows the proper seal of the corporation which was affixed to this Deed;
- this person signed this proof to attest to the truth of these facts; and
- the full and actual consideration paid or to be paid for the transfer of title is \$ (Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on
, 19

..... (Print name of attesting witness below signature)

in compliance with the statute I have pre-
sented an abstract of the within to the
assessor of the taxing district therein
mentioned.

JOSEPH J. HOFFMAN
COUNTY CLERK

RECORDED 2nd

DEED

121407

CHARLOTTE ROSSITER, Attorney-in-
Fact for MAGDA HAJOS

Grantor.

TO

* RICHARD G. MATCHETT and
ANN MACHETT, husband and wife

Grantee.

Dated: January 3, 1984

Record and return to: *

RECORD & RETURN
TO CTIC

RECEIVED
GLOU. CO. CLERKS OFFICE
JOSEPH J. HOFFMAN, CLERK

JAN 4 1984

AM 7 18 9 10 11 12 1 2 3 4 5 6 PM

Received Jan. 4th A.D. 19 84

At 8:30 o'clock A.M.
and recorded in the Clerk's Office
of Gloucester County, at Woodbury
in book 1482 of DEEDS
page 483&c

Joseph J. Hoffman
Clerk

bd

BOOK 1482 PAGE 487