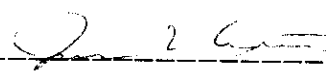


Deed-Bargain and Sale

DEED

Prepared by:

JOSEPH L. ABATE, ESQUIRE

This Deed is made on July 12, 2000,

BETWEEN SALVATORE ABATE and COLLEEN ABATE, h/w

whose address is 18 BRIGHTON PLACE, SEWELL, NJ 08080
referred to as the Grantor,

AND GADSON GRAHAM

whose post office address is 141 2nd Street, Englewood, NJ 07631
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 SIXTY-THREE THOUSAND FIVE HUNDRED (\$63,500.00) DOLLARS

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Washington Township
Block No. 82 Lot No. 20 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 Washington
County of Gloucester and State of New Jersey. The legal description is:

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 Condominium Unit No. D-4, in the Newtown Commons, a Condominium, said Unit being more specifically defined in the Master Deed of the Newtown Commons, a Condominium, recorded in the Office of the Clerk Of Gloucester County in deed book 1443, page 463, which Unit is herewith conveyed in conformity with the provisions of the Condominium Act of New Jersey, and includes the fee in an undivided percentage interest of 2.0834% for Phase One; 1.0417% for Phase Two; .7576% for Phase Three; and .5682% for Phase Four in the Common Elements of the Newtown Commons, a Condominium.

BEING known as Lot 4.04, Block 82.20 and the Tax Map of the Township of Wahsington.

BEING the same lands and premises which became vested in Salvatore Abate, singleman, by deed dated November 3, 1988 from Paul Fischer and Nadine Fischer, h/w, and recorded November 10, 1988 in the Gloucester County Clerk's Office in Deed Book 1802, Page 259 &c.

The conveyance of this property is subject to all easements, restrictions, covenants and other encumbrances of record.

Consideration: \$63,500.00 Exempt Code: S

County	State	N.P.N.R.F.	Total
\$63.56	\$158.69	\$.00	\$222.25
NJGLCAPL		Date: 7/17/2000	

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:

[Signature]

[Signature] (Seal)
SALVATORE ABATE

[Signature] (Seal)
COLLEEN ABATE

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER SS.:
I CERTIFY that on July 12, 2000,

SALVATORE ABATE and COLLEEN ABATE

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached deed;
- (b) executed this deed as his or her own act; and,
- (c) made this Deed for \$63,500.00 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.)

[Signature]

DOLORES KACZMAREK
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 05, 2001

DEED	Dated: July 12, 2000
SALVATORE ABATE and COLLEEN ABATE Grantor, TO GADSON GRAHAM Grantee.	Record and return to:

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

653-25519

RECORDED
GLOUCESTER COUNTY

00 21348

00 JUL 17 PM 2:11

James N. Hogan

GLOUCESTER COUNTY RECORDING DATA PAGE

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

JAMES N. HOGAN
COUNTY CLERK

County	State	N.P.N.R.F.	Total
\$63.56	\$158.69	\$.00	\$222.25
Date: 7/17/2000			

Consideration: \$63,500.00 Exempt Code: S

RECORD & RETURN TO:

Congress

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

22⁰⁰C
622.25
P