

DEED

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

Joseph L. Abate
JOSEPH L. ABATE, ESQUIRE

This Deed is made on November 3, 1988.

BETWEEN PAUL and NADINE FISCHER, h/w

07183

whose address is 25 Tattletown Road, Yardville, N.J. 08620
referred to as the Grantor,

AND SALVATORE ABATE, a single man

whose post office address is 2 Uxbridge Place, Sewell, N.J. 08080
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 \$65,000.00

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Township of Washington
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:

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.

UNDER and subject to the covenants, restrictions, easements, terms, rights, agreements, conditions and exceptions as contained and set for in said Master Deed, By-Laws and Articles of Incorporation and any amendments thereto.

Being the same Deed that was deed: to the Grantors, Paul M. Fischer and Nadine S. Fischer from Newtown Commons, Inc., a New Jersey corporation, dated February 24, 1983 and recorded March 1, 1983, in deed book 1463, page 528.

Consideration \$	65,000.00	Exempt code	
County	State	N.P.N.R.F.	Total
65.00	162.50	.00	227.50
	BH	11/10/1988	

DB1802-P260

NOTARY PUBLIC

STATE OF NEW JERSEY

My Commission Expires April 18, 1990

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:

Naomi Rosen
NAOMI ROSEN

Paul Fischer (Seal)
PAUL FISCHER
Nadine Fischer (Seal)
NADINE FISCHER

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER SS.:

I CERTIFY that on November 3, 1988

Paul and Nadine Fischer

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

- (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 \$ 65,000.00 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.)

Naomi Rosen
NAOMI ROSEN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 18, 1990

DB1802-P261

RECORDED
INDEXED
11/10/88

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

A 1 22.00 DEED
A 2 65.00 DEED
A 3 162.50 DEED
7736 538 2 11/10/88 249.50 TOTL
249.50 TOTL 12:09 PM 22.00 CHG
249.50 TOTL 12:09 PM 22.00 CHG
12:09 PM 7736 538 2 11/10/88
249.50 TOTL 12:09 PM 227.50 CHG

DEED

Dated: November 3, 1988

PAUL and NADINE FISCHER, h/w

Record and return to:

CHARGE AND RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BLOOM CT, SUITE 310
1300 RT. 73
MT. LAUREL, N.J. 08054

Grantor.

TO

SALVATORE ABATE, a single man

2 Vxbridge Place
Sewell, N.J. 08080

Grantee.

* Joseph L. Abate, Esq.
201 Horffville-Cross Keys Rd.
P.O. Box 1171
Turnersville, NJ 08012

Consideration \$ 65,000.00 Exempt code

County 65.00
State 162.50
N.P.R.F. .00
BH 11/10/1988
Total 227.50

COUNTY CLERK

RECORDED
GLOUCESTER COUNTY
88 NOV 10 PM 12:11

88 597101