

12141

DB2213-P012

103-DEED - BARGAIN AND SALE (Covenant as to Grantor's Actions)  
IND. TO IND. OR CORP. - Plain Language

00 VST-1

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One Commerce Drive, Cranford, N.J. 07016

American Title Abstract Corp.  
137 Greentree Rd.  
Turnersville, NJ 08012

# DEED

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

*Eric J. Clayman*  
Eric J. CLAYMAN, Esq.

This Deed is made on June 30, 1992

BETWEEN LINDA RAPPOSELLI a/k/a LINDA NELSON and CARMELA RAPPOSELLI

002244

whose address is RD2, 500 Hurffville Road, Turnersville, New Jersey 08012

referred to as the Grantor,

AND

WARREN BEADLING and SANDRA BEADLING h/w

Hurffville

whose post office address is 114 ~~XXXXXXXX~~ Road; Turnersville, NJ 08012

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 ONE HUNDRED FIFTY-ONE THOUSAND AND FIVE HUNDRED DOLLARS (151,500.00)

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Washington Township  
Block No. 194.12 Lot No. 12.02 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:

BEGINNING at a point in the Southwesterly line of Hurffville-Bells Lake Road (60 foot wide) being South 28 degrees 10 minutes East a distance of 204.00 feet from the Southerly end of a curve connecting it with the Northwesterly line of Cranford Road, said curve having a radius of 20 feet; and extending thence

(1) South 28 degrees 10 minutes 00 seconds East, along the said line of Hurffville-Bells Lake Road, a distance of 97.00 feet to a point; thence

(2) South 61 degrees 50 minutes 00 seconds West a distance of 210.00 feet to a point; thence

(3) North 28 degrees 10 minutes 00 seconds West a distance of 97.00 feet to a point; thence

(4) North 61 degrees 50 minutes 00 seconds East a distance of 210.00 feet to the point and place of beginning.

Containing 0.468, more or less, acres of land.

Being known as Lot 12AA of Block 194 on a plan of Minor Subdivision prepared by Long Engineering and Surveying Company, dated September 15, 1982.

Being known as Block 194.12, Lot 12.02, on the Tax Map of Washington Township.

Being the same land which was conveyed to Oliver W. Nelson and Linda Nelson, his wife, by Deed from Henry Caltabiano and Marion Caltabiano, his wife, dated June 23, 1983 and recorded July 1, 1983 in the Gloucester County Clerk's Office in Book 1470 of Deeds, page 5498c.

Being the same land which was conveyed to said Linda Nelson a/k/a Linda Rapposelli, by Deed from Oliver W. Nelson dated July 13, 1989 and recorded July 18, 1989 in the Gloucester County Clerk's Office in Book 1896 of Deeds, page 14.

| CONSIDERATION: | 151500.00       | EXEMPT CODE: |        |
|----------------|-----------------|--------------|--------|
| COUNTY         | STATE           | N.P.N.R.F.   | TOTAL  |
| 151.45         | 378.60          | 2.25         | 532.50 |
| SET            | DATE- 7/02/1992 |              |        |

**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:

Eileen Maloney Linda Rapposelli Carmela Rapposelli (Seal)  
 Eileen Maloney Linda Rapposelli a/k/a Linda Nelson  
 as to Carmetta Rapposelli Carmela Rapposelli (Seal)

Kathleen Compton

Kathleen Compton

as to Linda Rapposelli aka Linda Nelson

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER SS.:

I CERTIFY that on June 29, 19 92.

Carmella Rapposelli

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 \$ 151500.00 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.)

Eileen Maloney  
 (Print name and title below signature)  
 EILEEN MALONEY  
 NOTARY PUBLIC OF NEW JERSEY  
 My Commission Expires Sept. 12, 1993  
 713

DB2213-P014

1 - N. J. ACKNOWLEDGEMENT, Individual  
Plain Language

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STATE OF NEW JERSEY, COUNTY OF *Gloucester* SS.:

I CERTIFY that on *June 30*, 19 *90*.

*Linda Rapposelli AKA Linda Nelson*

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

- (a) is named in and personally signed the attached document; and
- (b) signed, sealed and delivered this document as his or her act and deed.
- (c) consideration: *\$15,500.00*

*Kathleen Crompton*  
(Print name and title below signature)

|                                  |                 |                                                                                                                                          |
|----------------------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <h1 style="margin: 0;">DEED</h1> |                 | <p>Dated: _____, 19 ____</p>                                                                                                             |
| <p>10</p>                        | <p>Grantor,</p> | <p>Record and return to:</p> <p><i>American Title Co</i><br/><i>137 Gloucester Rd</i><br/><i>Turnersville NJ</i></p> <p><i>08012</i></p> |
|                                  | <p>Grantee.</p> |                                                                                                                                          |

*22.00C*

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

RECEIVED: 1990 JUN 30 11:15 AM  
 COUNTY CLERK  
 STATE: N.J. COUNTY: GL  
 DATE: 7/12/90  
 TIME: 11:15 AM

*[Signature]*

92 JUL -2 PM 1:47

92 78113

RECORDED  
GLoucester COUNTY