

Consult your Lawyer before signing this deed — It has important legal consequences.

Deed

89174

DB1757-2308

Date

Parties

Grantor
Full name(s)
and post
office address

This Deed is made on

July 28 1988 between

GEORGE KRAUSE, Widower, of 622 Garfield Avenue,
Palmyra, New Jersey 08065

Consideration \$ 65,000.00 Exact cash \$
County 65.00
State .00
N.P.N.R.F. .00
Total 65.00
03/04/1989

Grantee
Full name(s)
and post
office address

ROBERT CHONKA and HELEN V. CHONKA, his wife, of RD 3
Box 123A Taylor Road, Newfield, Franklin Township, New
Jersey 08344

Grantor, and

Grantee.

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

Consideration

Conveyance

Description
of Land

In return for the payment to the Grantor by the Grantee of SIXTY-FIVE

THOUSAND ----- Dollars (\$ 65,000.00),
the Grantor grants and conveys to the Grantee all of the land located in the
Township of Franklin County of Gloucester
and State of New Jersey, specifically described as follows:

BEGINNING at a point in the Northeastly line of the
Porchtown-Elmer Road, also known as Iona Road (50 feet wide),
distant 300.59 feet Northwestwardly from the Northwestly
line of Cedar Avenue (40 feet wide), said point being in the
division line between Lots 12 and 14, Block "A" on plan
hereinafter mentioned; thence (1) North 75 degrees 05 minutes
West along the Northeastly line of the Porchtown-Elmer
Road 100.20 feet to a point in the division line between Lots
16 and 18, said Block and Plan; thence (2) North 11 degrees
20 minutes East along said division line and along the
division line between Lots 15 and 17, said Block and Plan,
270.71 feet to a point in the Southwestly line of Elm
Avenue (40 feet wide); thence (3) South 78 degrees 40 minutes
East along the Southwestly line of Elm Avenue 100.00 feet
to a point in the division line between Lots 11 and 13, said
Block and Plan; thence (4) South 11 degrees 20 minutes West
along said division line and along the division line between
Lots 12 and 14, said Block and Plan, 276.98 feet to the
point and place of beginning.

BEING Lots 13, 14, 15 and 16, Block "A", as shown on plan of
Blank's Iona Lake Development.

BEING known as Lots 2 and 6, Block 3310 on Plate 33 of the
Township of Franklin tax maps.

Being the same land conveyed to George Krause and Anna Krause,
his wife, by Deed from Robert L. Farber and Ruth Ann Farber,
his wife, dated October 30, 1973 and recorded November 1, 1973
in Deed Book 1251, page 1101.

Said Anna Krause died October 25, 1987 whereupon the title to
said land became vested in George Krause, her husband, by
right of survivorship.

This Deed was prepared by

George Krause

Print or type name.

George Krause
Signature

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
A D G -1

PARTIAL EXEMPTION
(c. 178, P. L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF GLOUCESTER

Consideration \$ 65,000.00 Exempt code A
County 65.00 State .00 N.P.N.R.F. .00 Total 65.00
ST 08/04/1988

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

Deponent, DOLORES WHITE, being duly sworn according to law upon his/her oath deposes and
says that he/she is the OFFICER OF TITLE COMPANY
(State whether Owner, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
in a deed dated JULY 28, 1988, transferring real property identified as Block No. 3310
Lot No. 2 & 6 located at TAYLOR ROAD
(Street Address, Municipality, County)
FRANKLINVILLE, NJ 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 \$ 65,000.00

(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 Instructions #8 and #9)

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.
- 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.
- c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)
☐ Affordable According to H.U.D. Standards.
☐ Meets Income Requirements of Region.
☐ Reserved for Occupancy.
☐ Subject to Resale Controls.
- d) NEW CONSTRUCTION (See Instruction #9)
☐ Entirely new improvement.
☐ Not previously used for any purpose.
☐ Not previously occupied.

Deponent makes this 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 11 day of August, 1988

SHERYLE SALER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 11, 1991

DOLORES WHITE
PILGRIM TITLE AGENCY, INC.
44 S. BROAD STREET
RODBURY, NJ 08096

GEORGE KRAUSE
Name of Grantor (type three line)
BOX 123A TAYLOR ROAD
FRANKLINVILLE, NJ 08322
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

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 on partial exemption from fee (N.J.A.C. 18:18—8.12).
TRIPLICATE — Pink copy is your file copy.

DB1767-P309

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

DB1767-P310

68002 88

Municipal Lot
and Block or
Account Number

The land is now designated as Lots 2 & 6 in Block 3310
on the municipal tax map (or as Account No.).

Check box
if applicable

☐ No property tax identification number for the land is available at the
time of this conveyance.

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. If the Grantor is
a corporation this Deed is signed by its corporate officers and its corporate
seal is affixed.

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

George Krause
George Krause, Widower



CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

State of New Jersey, County of Gloucester

I am a Notary Public of the State of New Jersey
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 July 28, 1988, George Krause

appeared before me in person. (If more than one person appears, 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, §1(c), is \$65,000.00

SHERYLE SALER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 11, 1991

Sheryle Saler
Officer's signature. Print, stamp or type name and title directly beneath.

CORPORATE PROOF BY THE SUBSCRIBING WITNESS

State of New Jersey, County of

I am a
an officer authorized to take acknowledgments and proofs in this State.

On 19.....
(from now on called the "Witness") appeared before me in person. The Witness was duly sworn by me according to law under oath and
stated and proved to my satisfaction that:

1. The Witness is the.....Secretary of the Corporation which is the Grantor in this Deed.
2. the officer who signed this Deed, is the.....President
of the Corporation (from now on called the "Corporate Officer").
3. The making, signing, sealing, and delivery of this Deed have been duly authorized by a proper resolution of the Board of
Directors of the Corporation.
4. The Witness knows the corporate seal of the Corporation. The seal affixed to this Deed is the corporate seal of the Corpora-
tion. The seal was affixed to this Deed by the Corporate Officer. The Corporate Officer signed and delivered this Deed as and for the
voluntary act and deed of the Corporation. All this was done in the presence of the Witness who signed this Deed as attesting witness.
The Witness signs this proof to attest to the truth of these facts.

The Witness 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, §1(c), is \$.....

Sworn to and signed before me on the date written above.

.....
Witness sign above and print or type name below.

.....
Officer's signature. Print, stamp or type name and title directly beneath.

DB1767-P311

STAMPED 2 45.00 DEED

RECORDED
INDEXED
JUL 11 1988
HARRISBURG, PA. 17101

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

Deed

GEORGE KRAUSE, WIDOWER

to

ROBERT CHONKA AND HELEN V. CHONKA,
HIS WIFE

Record and return to:

CHARGE, RECORD, RETURN TO
PILGRIM TITLE AGENCY,
34 S. BROAD STREET
WOODBURY, N.J. 08096

County 55.00 State .00 N.P.N.R.F. .00
ST 09/04/1988
Total 55.00

Consideration \$ 55,000.00 Deed Code A

24.00c

JOSEPH J. HOFFMAN
COUNTY CLERK

RECORDED
GLOUCESTER COUNTY
88 AUG -4 AM 10:53

88 50688

24.00 DEED