

22637

This Indenture, MADE THE

22nd day of *May* in the year
of our Lord one thousand nine hundred and seventy-nine (1979)

Between KEVIN R. AUSTIN and EARLEEN AUSTIN, his wife,

of the first part, and WILLIAM H. TYERS and MARY TYERS, his wife,
mailing address: R.D.#2 Box 162D Howard Avenue, Franklinville, New
Jersey 08322

of the second part:

Witnesseth, That the said party of the first part, for and in consideration of
the sum of FORTY-THREE THOUSAND DOLLARS (\$43,000.00)

lawful money of the United States of America

well and truly paid by the said
party of the second part to the said party of the first part, at and before the en-
sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
have granted, bargained, sold, aliened, enfeoffed, released, conveyed
and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff,
release, convey and confirm, unto the said party of the second part, their
heirs and assigns, ALL that certain tract or parcel of land and premises
situate in the Township of Franklin, County of Gloucester and State
of New Jersey, more particularly bounded and described as follows:

BEGINNING at a concrete monument set for a corner in the
Northeasterly line of Howard Avenue (50 feet wide), said point being
South 53 degrees and 22 minutes East and distant 756.13 feet from the
point of intersection of said line with the southeasterly line of
Marshall Mill Road (66 feet wide), and running thence (1) along the
Northeasterly line of Howard Avenue, South 53 degrees 22 minutes
East, a distance of 100.00 feet to a railroad spike; thence (2) at
right angles to Howard Avenue, parallel with Marshall Mill Road,
North 36 degrees 38 minutes East a distance of 640.39 feet to a con-
crete monument set for a corner; thence (3) North 76 degrees 49
minutes West a distance of 109.00 feet to a concrete monument set
for a corner; thence (4) parallel with the second course, South 36
degrees 38 minutes West a distance of 597.01 feet to the point of

COUNTY OF GLOUCESTER

CONSIDERATION \$43,000.00

REALTY TRANSFER FEE \$50.50-51

DATE 5-23-79 BY J.H.

beginning.

BEING known as Lot No. 7, Block 456A, Plate 27 on the official tax map of the Township of Franklin.

SUBJECT to easement of record.

BEING the same lands and premises which became vested in Kevin R. Austin and Earleen Austin, his wife, by deed from Surrey Manor, Inc., dated May 2, 1975 and recorded May 7, 1975 in the Gloucester County Clerk's office in Book 1282 of Deeds, page 152.

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and the profits thereof, and of every part and parcel thereof:

And also, all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever.

AND the said parties of the first part, for themselves,

their heirs, executors and administrators **do** by these presents covenant, grant and agree to and with the said party of the second part, their heirs and assigns, that they, the said parties of the first part, their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances unto the said party of the second part, their heirs and assigns, against them, the said parties of the first part, their heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, through or under her, him, it, them or any of them,

SHALL and WILL as aforesaid **WARRANT and** forever **DEFEND.**

In Witness Whereof, the said parties of the first part to these presents have hereunto set their hands and seals dated the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF }

Doris Potts

Kevin R. Austin (SEAL)
Kevin R. Austin

Earleen Austin (SEAL)
Earleen Austin

STATE OF NEW JERSEY }
COUNTY OF GLOUCESTER } ss.

Be it Remembered, that on this 22 day of May in the year of our Lord one thousand nine hundred and seventy-nine (1979) before me, the undersigned authority,

personally appeared Kevin R. Austin and Earleen Austin, his wife,

who, I am satisfied are the grantors mentioned in the above deed or conveyance and acknowledged that they signed, sealed and delivered the same as their act and deed. The full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P. L. 1968, c. 49, Sec. 1(c), is \$ 43,000.00 All of which is hereby certified.

Doris Porter
DORIS PORTER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 1, 1982

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—PLAIN WARRANTY (29)

4800
621
Deed

KEVIN R. AUSTIN, et ux

to

WILLIAM H. TYERS, et ux

Dated 5/22/1979

Received in the Clerk's

office of the County of Gloucester

on the 23rd day of May

A. D. 1979 at 11:07 o'clock in

the fore noon, and recorded in Book

1381 of DEEDS

for said County, on pages 84&C

Prepared by *Joseph J. Hoffman* Clerk-bd
George A. Streitz, Esq.
Streitz and Streitz
10 Pitman Avenue
Pitman, New Jersey 08071

RECEIVED
COUNTY CLERK'S OFFICE

79 MAY 23 AM 11:07

JOSEPH J. HOFFMAN, CLERK

CHARGE AND RETURN
THE GUARDIAN TITLE AGENCY, INC.
1101 KINGS HIGHWAY NORTH
P.O. BOX 2420
CHERRY HILL, N.J. 08034