

## DEED

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

Stephen J. Hovnanian

This Deed is made on November 20, 1987

BETWEEN J.S. HOVNANIAN AND SONS, INC.,

70115

a corporation of the state of New Jersey  
having its principal office at 900 Birchfield Drive, Mt. Laurel, NJ 08054  
referred to as the Grantor.

AND JOHN F. O'NEILL and HELEN M. O'NEILL, His Wife

whose post office address is 59 Lakebridge Drive, Deptford, NJ 08096  
referred to as the Grantee.  
The word "Grantee" shall mean 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 Eighty-Three Thousand Seven Hundred Ninety-Five (\$83,795.00) Dollars.  
The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Deptford  
Block No. 82.03 Lot No. 34 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 Deptford  
County of Gloucester and State of New Jersey. The legal description is:

Being more particularly described according to a legal description attached hereto and made a part hereof.

Being part of the same land and premises which became vested in J.S. Hovnanian and Sons, Inc., a NJ Corporation, by deed from Janet N. Mullray, by her Attorney in Fact, Francis J. Rainer, dated 2/18/85, recorded 3/22/85, in book 1511, page 872.

|                  |           |               |
|------------------|-----------|---------------|
| Consideration \$ | 83,795.00 | Exempt code d |
| County           | State     | N.P.N.R.F.    |
| 84.00            | .00       | 42.00         |
|                  | eb        | 12/02/1987    |
|                  |           | Total         |
|                  |           | 126.00        |

DB1692-2221

DB1682-P222

*Congress Title Corporation*

A  Meridian Company

Commitment No. 650-29911B

**SCHEDULE C**

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Deptford  
County of Burlington State of New Jersey:

BEGINNING at a point in the curved Northerly line of Lakebridge Drive said point being in the division line between Lots 33 and 34, Block 82.03 on plan hereinafter mentioned; thence

(1) Westwardly and Northwestwardly along said line of Lakebridge Drive curving to the right on a radius of 250 feet, an arc distance of 80.00 feet to a point in the division line between Lots 34 and 1; thence

(2) North 06 degrees 43 minutes 05 seconds East along said division line a distance of 110.00 feet to a point in the division line between Lots 2 and 34; thence

(3) North 78 degrees 23 minutes 00 seconds East along said division line a distance of 44.04 feet to a point in the said division line between Lots 33 and 34; thence

(4) South 11 degrees 37 minutes 00 seconds East along said division line a distance of 117.11 feet to the point and place of beginning.

BEING known as Lot 34, Block 82.03 on Final Plan of Lots, Section 5, Lakebridge filed in the Gloucester County Clerk's Office on 2/27/87 as Map No. 7-326.

BEING premises No. 59 Lakebridge Drive.

Being Tax Lot 34, Block 82.03.

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR EXEMPTION  
(c. 49, P.L. 1968)  
or  
PARTIAL EXEMPTION  
(c. 176, P. L. 1975)

ALL-STATE LEGAL SUPPLY CO.  
One Commerce Drive, Cranford, N. J. 07016  
ADGRVS -1

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 BURLINGTON

SS.

Consideration \$ 83,795.00 Exempt code d

| County        | State      | N.P.N.R.F.   | Total         |
|---------------|------------|--------------|---------------|
| <u>B4.00</u>  | <u>.00</u> | <u>42.00</u> | <u>126.00</u> |
| eb 12/02/1987 |            |              |               |

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

Deponent, Stephen J. Hovnanian

(Name)

, being duly sworn according to law upon his/her oath deposes and

says that he/she is the Secretary of J.S.Hovnanian and Sons, Inc.

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co. Lending Institution, etc.)

in a deed dated November 20, 1987, transferring real property identified as Block No. 82.03

Lot No. 34 located at 59 Lakebridge Drive, Deptford, Gloucester

(Street Address, Municipality, County)

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 \$ 83,795.00

(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 20th day of Nov., 1987

Portia J. Asher

PORTIA J. ASHER  
NOTARY PUBLIC OF NEW JERSEY  
My Comm. Expires March 3, 1991

Stephen J. Hovnanian  
900 Birchfield Dr.  
Mt. Laurel, NJ 08054

Address of Deponent

J.S.Hovnanian and Sons, Inc.

Name of Grantor (type above line)

Same

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. 18:16—8.12).

TRIPPLICATE — Pink copy is your file copy.

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

**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.** This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Attested by:

J.S. HOVNANIAN AND SONS, INC.

STEPHEN J. HOVNANIAN, Secretary

By: J.S. HOVNANIAN, President

STATE OF NEW JERSEY, COUNTY OF BURLINGTON SS.:  
I CERTIFY that on November 20, 19 87

**Stephen J. Hovnanian**

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the secretary of **J.S. Hovnanian and Sons, Inc.** the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is **J.S. Hovnanian** the President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$ **83,795.00.**  
(Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on

*Nov 20 1987*  
*Portia J. Asher*

STEPHEN J. HOVNANIAN

PORTIA J. ASHER  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires March 8, 1991

DB1582-P225

in compliance with the statute I have pre-  
sented an abstract of the within to the  
assessor of the taxing district therein  
mentioned.

JOSEPH J. HOFFMAN  
COUNTY CLERK

650 29911A

# DEED

Dated: , 19

J.S. HOVNANIAN AND SONS, INC.,  
a NJ Corporation

Record and return to:

Grantor.

TO

JOHN F. O'NEILL and  
HELEN M. O'NEILL, His Wife

Grantee.

CHARGE & RETURN  
Congress Title Corp.  
P.O. Box 5479  
Bardonia Station East  
Cherry Hill, NJ 08034-0497

Consideration \$ 83,795.00 Exempt code d  
County State N.P.N.R.F. Total  
84.00 P .00 42.00 P 126.00  
eb 12/02/1987

RECORDED  
GLOUCESTER COUNTY  
87 DEC 2 PM 1:42  
COUNTY CLERK

126.00 DEED  
24.00 DEED  
42.00 DEED  
3567 538 5 12/02/87 152.00 TOTL  
152.00 TOTL 1:42 PM 24.00 CHRG  
152.00 TOTL 1:42 PM 24.00 CHRG  
1:42 PM 3567 538 5 12/02/87  
152.00 TOTL 1:42 PM 126.00 CHRG

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