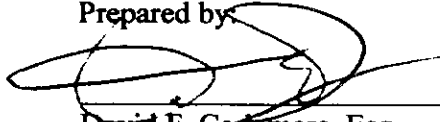


DB2950-P014

Bargain & Sale/with Covenants
as to Grantors Acts

643,5807
045743
Prepared by:


David F. Carlamere, Esq.

DEED

This DEED is made on September 29, 1998

BETWEEN: GRANTOR

BARBARA W. CLAREY, WIDOW
982 KIRK ROAD
WILLIAMSTOWN, NEW JERSEY 08094

AND: GRANTEE

ROBERT C. SCUDDER AND
KATHLEEN A. SCUDDER, HUSBAND AND WIFE
982 KIRK ROAD
WILLIAMSTOWN, NEW JERSEY 08094

The word "Grantor" and "Grantee" shall mean all the grantors and grantees as listed above.

TRANSFER OF TITLE. The Grantor does hereby grant and convey the property that is described below to the Grantee.

CONSIDERATION. This transfer of ownership is made for the sum and consideration of \$1.00. The Grantor acknowledges the receipt of the money.

TAX MAP REFERENCE. The property located in the Municipality of Monroe Township and is designated as Block No. 13503, Lot No. 30:

PROPERTY DESCRIPTION. The property consists of all the land, buildings, structures and improvements contained on the property, and is located in the Township of Monroe, County of Gloucester and State of New Jersey, and is described as follows:

BEGINNING at a point in the Northeasterly line of Kirk Road, distant 125.22 feet Southeastwardly from the Southerly end of curve connecting the Northeasterly line of Kirk Road with the Southeasterly line of Lois Drive West, said connecting curve having a radius of 15 feet; thence

- (1) South 31 degrees 48 minutes 10 seconds East along the Northeasterly line of Kirk Road, a distance of 70.75 feet to a point in the division line between Lots 31 and 32, Block 3 on plan hereinafter mentioned; thence
- (2) North 58 degrees 11 minutes 50 seconds East along the division line between Lots 31 and 32, Block 3, said plan a distance of 125.71 feet to a point corner to Lots 4, 5, 31, 32, Block 3 said plan; thence
- (3) North 37 degrees 05 minutes 12 seconds West along the division line between Lots 4 and 32, Block 3 said plan a distance of 88.37 feet to a point in the line of Lot 2, Block 3, said plan; thence

Consideration : \$ 1.00 Exempt Code: E

County	State	H.P.R.F	Total
0.00	0.00	0.00	0.00
breaks	Date: 12/24/1998		

DB2950-P0115

1087

- (4) South 49 degrees 51 minutes 03 seconds West through Lot 1, and partly through Lot 2, Block 3, said plan a distance of 118.83 feet to the Northeasterly line of Kirk Road the point and place of beginning.

BEING Lot 32, and part of Lots 1 and 2, Block 3, Map of Flozella Gardens, dated January 23, 1953, made by J. G. Reutter, P.E. & L.S.

BEING THE SAME LAND AND PREMISES which became vested in Thomas J. Clarey and Barbara W. Clarey, husband and wife by Deed from Elia M. Frye, widow, dated May 25, 1973, recorded May 30, 1973 in the Office of the County Clerk of Gloucester County in Deed Book 1242 at Page 563.

The said Thomas J. Clarey passed from this life on December 27, 1997, wherein title became vested in Barbara W. Clarey by right of survivorship.

PROMISES BY GRANTOR. The Grantor promises and warrants that the Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would effect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

SIGNATURE. The Grantor signs this DEED as of the date first above written.

Barbara W. Clarey
Barbara W. Clarey

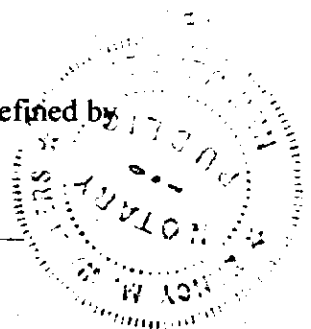
Witnessed By:

STATE OF NEW JERSEY :
ss :
COUNTY OF CAMDEN :

I CERTIFY that on September 29, 1998, Barbara W. Clarey, personally came before me and acknowledged under oath, to my satisfaction, that:

- (a) this person(s) is/are named in and personally signed this DEED.
- (b) this DEED was signed, sealed and delivered as his/her act and deed.
- (c) the full and actual consideration paid or to be paid for the transfer of title, as defined by N.J.S.A.46:-15.5, is \$1.00.

NANCY M. WALTERS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 12, 2003



DB2950-P0116

NC1645 - Affidavit of Consideration
RTF-1 (Rev. 1/1/86)
Print date 5/98

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

ALL-STATE® Legal
A Division of ALL-STATE International, Inc.
908-272-0800

or
PARTIAL EXEMPTION
(c. 176, 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.)

Consideration : \$ 1.00 Exempt Code: E

STATE OF NEW JERSEY

COUNTY OF CAMDEN

County	State	N.P.M.R.F	Total
0.00	0.00	0.00	0.00

brenda Date: 12/24/1998

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

Deponent BARBARA W. CLAREY, being duly sworn according to law upon his/her oath
(Name)

deposes and says that he/she is the GRANTOR in a deed dated 09/29/98
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 13503 Lot No. 30

located at 982 Kirk Road, Williamstown, Monroe Twp., Gloucester County
(Street Address, Municipality, County)

6

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 \$

(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.

between parent and child, consideration is less than \$100.00.

(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 HUD 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 29
day of September, 1998

Barbara W. Clarey
Name of Deponent (sign above line)

982 Kirk Road
Williamstown, NJ 08094
Address of Deponent

Barbara W. Clarey

Name of Grantor (type above line)

982 Kirk Road
Williamstown, NJ 08094
Address of Grantor at Time of Sale

CYNTHIA M. CARLAMERE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 6, 2000
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 format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered 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)

TRIPLICATE - Pink Copy is your file copy.

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

DB2950-P0117

98 42691

RECEIVED
98 DEC 21 PM 12:20

[Handwritten signature]

Consideration : \$ 1.00 Exempt Code: E

County	State	N.P.R.F	Total
0.00	0.00	0.00	0.00
brenda	Date: 12/24/1998		

GRANTOR

BARBARA W. CLAREY, WIDOW

GRANTEE

RECORD AND RETURN TO:

RESIDENTIAL TITLE
1545 BLACKWOOD-CLEMENTON
P.O. BOX 1367
BLACKWOOD, NJ 08012

In compliance with the statute I have pre-
pared and signed this document.

W. BOORN
CLERK

24.00 P + 0.00