

DEED—CORPORATION (31)

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This Indenture,

MADE THE

20th day of July in the year of
our Lord one thousand nine hundred and SEVENTY-THREE (1973)

Between BRITONE, INC., a New Jersey Corporation, 102 Folsom Street,

Westville, New Jersey, party

of the first part, and

Frank X. Capano, married man, 323 Delsea Drive, Westville, New Jersey,

party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of

the sum of ONE (\$1.00) DOLLAR

lawful money of the United States of America, and other good and valuable

consideration, to them in hand well and truly paid by the said party of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, his heirs and assigns, ALL that

certain lot or piece of land situate in the Borough of Westville, in the County of Gloucester and the State of New Jersey, and designated as Lot No. Two Hundred and Seventeen (217) on a plan of Newbold, made in 1887, and filed in the Clerk's office at Woodbury, New Jersey, bounded and described as follows:

BEGINNING at the intersection of the Northwesternly line of Station Avenue with the Southwesterly line of Highland Avenue, and thence (1) along the Southwesterly line of Highland Avenue Forty-One degrees and Forty-Five Minutes West One Hundred Forty-Nine feet and Five inches to the Northeasterly corner of Lot Number 218; thence (2) along the Easterly line of Lot Number 218, South Forty-Eight degrees and fifteen minutes West Fifty feet to the Northwesternly corner of Lot Number 216; thence (3) along the Northerly line of Lot Number 216 South Forty-One degrees and Forty-Five minutes East One Hundred Sixty feet and Four inches to the Northwesternly line of Station Avenue aforesaid; thence (4) along the Northwesternly line of Station Avenue North Thirty-Five degrees and Fifty-Eight minutes, East Fifty-One feet and Two inches to the place of beginning. BEING all of the land contained in said Lot Number 217 on the plan of Newbold above referred.

BEING the same lands and premises which the Newbold Improvement Company, a Corporation of New Jersey, by Deed dated November 8, 1920 and of record in the Gloucester County Clerk's Office in Book 295 of Deeds, page 195, granted and conveyed unto George L. Barker.

EXCEPTING THEREOUT AND THEREFROM Parcel #15, New Jersey State Highway Department, General Property key Map, Route 6, Section 18, (Route 45 Revision 1927), July 1928 as conveyed by George L. Barker, et ux, to the State of New Jersey by Deed dated December 20, 1928 and recorded in the Gloucester County Clerk's Office in Book 392 of Deeds, page 81, bounded and

COUNTY OF GLOUCESTER
CONSIDERATION \$1.00
REALTY TRANSFER FEE NONE
DATE 7/23/73 BY FO

described as follows:

Said parcel #15 including specifically all that land now owned or controlled by the party of the First Part lying between the new right of way line of State Highway Route 6 Section 18 (Route 45 Revision of 1927) from Westville to Woodbury, distant forty (40) feet each side of new right of way of said State Highway as laid down on said plan extending from the former Southwesterly side line of Highland Avenue at about Station 42 plus 20 on the Northeast to lands now or formerly of Maloney Land Improvement Company at about Station 42 plus 71 on the Southwest. CONTAINING 1090 Square feet.

ALSO EXCEPTING THEREOUT AND THEREFROM Parcel #18 New Jersey State Highway Department, General Property Key Map, Route 45 (1927) Section 22, and Route 44 (1927) Section 9A, River Drive, Westville to Pierces Corner as conveyed by George L. Barker, et ux, to the State of New Jersey by Deed dated April 9, 1946 of Records in the Gloucester County Clerk's Office in Book 532 of Deeds, page 465, bounded and described as follows:

Parcel #18 New Jersey Highway Department, General Property Key Map, Route 45 (1927) Section 22, and Route 44 (1927) Section 9A River Drive, Westville to Pierces Corner.

Parcel #18 including specifically all the land and premises now owned or controlled by the grantor herein bounded on the Northeast by the existing Northwesterly side line of Station Avenue; on the Southwest by lands now or formerly of Maloney land and Improvement Company; and on the Northwest by the new Northwesterly right of way line of State Highway Route 45, North bound as shown on the aforesaid plan, extending from about Station 41 and 19 on the North to about Station 41 and 73 on the South. CONTAINING 780 square feet.

And the said George L. Barker being so seized departed this life testate on or about December 2, 1953 leaving a Last Will and Testament duly probated before the Surrogate of Gloucester County in Book 10 of Wills, page 237, wherein he did devise the said lands and premises hereinabove described to his wife, Grace E. Barker.

And the said Grace E. Barker, being so seized departed this life testate on or about January 8, 1966 leaving a Last Will and Testament duly probated before the Surrogate of Gloucester County in Book 26 of Wills, wherein she did devise the said lands and premises hereinabove described to her nephew, Walter Kremer Smith.

BEING the same land and premises which Jeanette Capano, widow, conveyed unto Britone, Inc., a corporation of the State of New Jersey, under Deed dated the twenty-third day of April, 1968, and recorded in the Gloucester County Clerk's office on the twenty-fourth day of May, 1968, in Book 1148 of Deeds for said County, on pages 125.

Together with all and singular the 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 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, and every part thereof, with the appurtenances:

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

And the said party of the first part for itself, and its successors do es by these presents covenant, grant and agree, to and with the said party of the second part, his heirs and assigns, that the said party of the first part, and itself and its successors all and singular the hereditaments and premises above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, his heirs and assigns, against the said party of the first part, and its successors and against all and every person or persons whomsoever lawfully claiming or to claim the same, or any part thereof,

shall and will

warrant and forever defend.

In Witness Whereof, the said party of the first part to these presents hath hereunto set their hands and seals.

dated the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

BRITONE, INC.

A Corporation of the State of
New Jersey

ANTHONY CAPANO
President

JEANETTE CAPANO
Secretary

10.15.44

5556/51

Deed

BRITONE, INC., a New Jersey Corporation

-to-

FRANK X. CAPANO,
married man
323 Delsea Drive
Westville, New Jersey

Dated 19

Received in the Clerk's
office of the County of Gloucester

on the 23rd day of July

A. D. 1973 at 1:44 o'clock in

the afternoon, and recorded in Book

1245 of DEEDS

for said County on pages 1116&c

Prepared by: Joseph J. Hoffman
Anthony J. Capano Clerk
237 Chestnut Street
Westville, New Jersey em

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Prepared by: Joseph J. Hoffman
Anthony J. Capano Clerk
237 Chestnut Street
Westville, New Jersey em

before me,

day of

in the year of our Lord one thousand nine hundred and

Be it Remembered, That on this

ss.

COUNTY OF

STATE OF

STATE OF NEW JERSEY
COUNTY OF GLOUCESTER

ss.

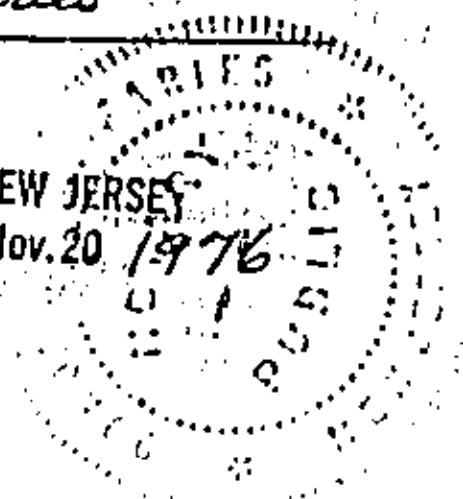
Be it Remembered, that on this 20th day of July before me,
in the year of our Lord one thousand nine hundred and 73
the subscriber, the undersigned authority,

personally appeared Jeannette Capano, Secretary,
(Name of Officer and Title)

of Britone, Inc., a New Jersey corporation, who I am satisfied is the person who
signed the within instrument, and she acknowledged that she signed, sealed with the corporate seal
and delivered the same as such officer aforesaid, and that the within instrument is the voluntary act and
deed of such corporation, made by virtue of a Resolution of its Board of Directors. 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 ONE (\$1.00) DOLLAR.

Blowth L. Laves

NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov. 20 1976



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

RECEIVED
GLOUCESTER COUNTY CLERK'S OFFICE
1973 JUL 23 PM 1:44
JOSEPH J. HOFFMAN, CLERK