

Prepared by:

Robert P. Becker, Jr., Esquire

109624

BARGAIN & SALE DEED**This Deed** is made on **July 14, 2000,****BETWEEN KARL O. BAKER, SR.,** whose address is 50 Wagner Avenue, Deptford, New Jersey 08096 referred to as the Grantor,**AND NJ DISTRIBUTION CENTER, LLC, a New York Limited Liability Company,** whose post office address is P. O. Box 220, Liverpool, New York 13088 referred to as the Grantee. The words "Grantor" and "Grantee" shall mean all Grantors and 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 **EIGHT HUNDRED FIFTY THOUSAND and 00/100 DOLLARS (\$850,000.00).** The Grantor acknowledges receipt of this money.**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of **Greenwich Township,** Gloucester County, **Block No. 244, Lot No. 3.**☐ 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 Greenwich, County of Gloucester and State of New Jersey. The legal description is:

(See attached Schedule A)**BEING** the same lands and premises which became vested in Karl O. Baker, Sr. (1) by Deed from Mildred S. Mills, which Deed is dated August 19, 1999, and recorded September 23, 1999, at the office of the Gloucester County Clerk in Book 3039 of Deeds for said County at Page 32 et seq., (2) by Subdivision Deed from Karl O. Baker, Sr., intended to memorialize a subdivision creating *inter alia* subject premises as set forth in Schedule A herein (a subdivision approved by the Planning Board of Greenwich Township by Resolution No. 99-13 executed April 12, 1999), which Deed is dated October 13, 1999, and recorded October 13, 1999, at the Gloucester County Clerk's Office in Book 3046 of Deeds for said County at Page 12 et seq.,

Consideration: \$850,000.00 Exempt Code: S

County	State	N.P.N.R.F.	Total
\$850.85	\$2,124.15	\$1,050.00	\$4,025.00
NJGLTORC		Date: 7/17/2000	

SCHEDULE A

DB3138-P299

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

BEGINNING at the point formed by the intersection of the center line of Swedesboro Avenue (50 feet wide), also known as Swedesboro-Paulsboro Road, with the centerline of Democrat Road (58 feet wide), also known as County Route 551 Spur, and running thence

- (1) North 51 degrees 05 minutes 04 seconds West along the said centerline of Democrat Road, a distance of 181.12 feet to a point in the same; thence
- (2) North 38 degrees 54 minutes 46 seconds East, a distance of 75.00 feet to a point; thence
- (3) North 51 degrees 05 minutes 04 seconds West, a distance of 48.00 feet to a point; thence
- (4) South 38 degrees 54 minutes 56 seconds West, a distance of 40.62 feet to a point; thence
- (5) North 44 degrees 17 minutes 04 seconds West, a distance of 446.44 feet to a point; thence
- (6) North 19 degrees 30 minutes 56 seconds East, a distance of 1,334.67 feet to a point in the southerly right-of-way line of New Jersey State Highway Route No. 44, also known as U.S. Route 130 and as Interstate Highway No. 295; thence
- (7) Along said Highway, North 73 degrees 24 minutes 36 seconds East, a distance of 763.43 feet to a point in the same; thence
- (8) South 36 degrees 15 minutes 22 seconds East, a distance of 50.41 feet to a point; thence
- (9) South 75 degrees 31 minutes 19 seconds East, a distance of 4.47 feet to a point; thence
- (10) South 49 degrees 18 minutes 45 seconds West, a distance of 655.69 feet to a point; thence
- (11) South 40 degrees 41 minutes 15 seconds East, a distance of 975.00 feet to a point in the aforementioned centerline of Swedesboro Avenue; thence
- (12) Along the said centerline of Swedesboro Avenue South 49 degrees 18 minutes 45 seconds West, a distance of 1,162.56 feet to the point or place of **BEGINNING**.

The above description being in accordance with a survey prepared by Thomas N. Tolbert, N.J.P.L.S., for Design Land Surveying, dated May 12, 2000, last revised July 12, 2000.

Subject to a thirty (30) foot right-of-way easement granted to the Township of Greenwich in Swedesboro Avenue by Karl O. Baker, Sr., by Deed dated October 13, 1999, and recorded October 13, 1999, at the Office of the Gloucester County Clerk in Book 3045 of Deeds for said County at Page 349 et seq.

Subject also to a thirty (30) foot wide utility easement granted to the Township of Greenwich by Karl O. Baker, Sr., by Deed dated October 13, 1999, and recorded October 13, 1999, at the Office of the Gloucester County Clerk in Book 3045 of Deeds for said County at Page 349 et seq.

For Informational Purposes only: ALSO known as Lot 3 in Block 244 on the Tax Map of the Township of Greenwich.

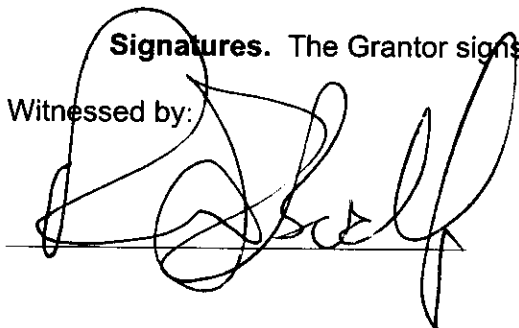
and (3) by Deed of Correction executed jointly by Mildred S. Mills, widow, Geraldine M. Pape, Wayne W. Mills, Robert S. Mills and Kenneth D. Mills, heirs at law and next of kin of Wilmer Mills, deceased, which Deed is dated October 26, 1999, and recorded November 15, 1999, at the Office of the Gloucester County Clerk in Book 3056 of Deeds for said County at Page 28 et seq.

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. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

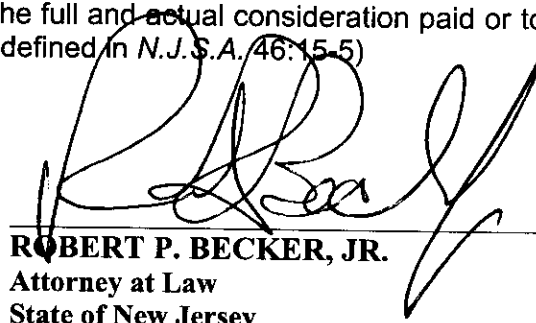


 (Seal)
KARL O. BAKER, SR.

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER: S.S.:

I CERTIFY that on **July 13, 2000**, **KARL O. BAKER, SR.** personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for **\$850,000.00**. as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)


ROBERT P. BECKER, JR.
Attorney at Law
State of New Jersey

DEED

KARL O. BAKER, SR.,
Grantor

TO

**NJ DISTRIBUTION CENTER, LLC,
a New York Limited Liability Company,**

Grantee

Dated: July 14, 2000

Record and return to:

WATERS, McPHERSON, McNEILL
ATTORNEYS AND COUNSELLORS AT LAW
P. O. BOX 1560
300 LIGHTING WAY
SECAUCUS, NEW JERSEY 07096
ATTN: E. NEAL ZIMMERMAN

[illegible]

DB3138-P302

RECORDED
GLOUCESTER COUNTY

00 21252

00 JUL 17 AM 11:55

James N. Hogan

GLOUCESTER COUNTY RECORDING DATA PAGE

In compliance with the statute I have presented an abstract of the within to the assessor of the taxing district therein mentioned.

JAMES N. HOGAN
COUNTY CLERK

RECORD & RETURN TO:

*Waters, Melcherson McNeill
300 Lightning Way
Jersey, NJ 07096*

GLOUCESTER COUNTY RECORDING DATA PAGE
JAMES N. HOGAN, COUNTY CLERK

Consideration: \$850,000.00 Exempt Code: S

County	State	N.P.N.R.F.	Total
\$850.85	\$2,124.15	\$1,050.00	\$4,025.00
NJGLTORC	Date: 7/17/2000		

*4,025.00
Total*