

DB3045-P345

Prepared by:

Robert P. Becker, Jr., Esquire

081271

DEED OF UTILITY EASEMENT

This Deed of Utility Easement is made on October 13, 1999,

BETWEEN KARL O. BAKER, SR., whose address is 50 Wagner Avenue, Deptford, New Jersey 08027, referred to as the Grantor,

AND TOWNSHIP OF GREENWICH whose post office address is 420 Washington Street, Gibbstown, New Jersey 08027 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 **ONE DOLLAR (\$1.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) **Municipality of Township of Greenwich,** 30' wide utility easement. Block 245, Lot P/O 5 BL 244 P/O 3

☐ No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The Grantor agrees to grant and convey to Grantee, its successors and assigns, an easement for use as a roadway over and across the property described in as follows:

Beginning at a point in the new Northwesterly Right of Way line of Swedesboro Avenue, also known as Swedesboro-Paulsboro Road (50' wide as per tax map). Said point being 30.00 feet measured from the original center line of said Swedesboro Avenue. Said point being also being corner common to lots 5.01 and 6 in Block 245; thence

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(1) Along the new Northwesterly Right of Way line of said Swedesboro Avenue, South 49 degrees 18 minutes 45 seconds West, a distance of 2345.10 feet to a point in the new Northerly Right of Way line of Democrat Road. Said point being a distance of 38.00 feet measured at right angles from the center line of said Democrat Road; thence

(2) Along the new line of said Democrat Road, North 51 degrees 05 minutes 04 seconds West, a distance of 30.50 feet to a point in the Westerly line of a 30' Wide Utility Easement; thence

(3) Along the Westerly line of said 30' Wide Utility Easement, North 49 degrees 18 minutes 45 seconds East, a distance of 2350.31 feet to a point in the aforementioned division line between lots 5.01 and 6; thence

(4) Along the division line between lots 5.01 and 6, South 41 degrees 15 minutes 34 seconds East, a distance of 30.00 feet to a point and place of Beginning.

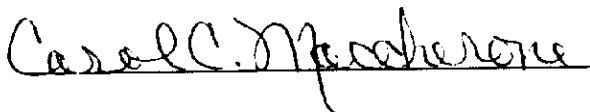
Being known as 30' Wide Utility Easement, as shown on Minor Sub-Division prepared by Design Land Surveying, dated 1/6/99 Revised to 9/24/99

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.

 (Seal)
KARL O. BAKER, SR

Witnessed by:



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

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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 GLOUCESTER

SS:

FOR RECORDER'S USE ONLY	
Consideration \$	_____
Realty Transfer Fee \$	_____
Date	_____ By _____

* Use symbol "C" to indicate that fee is exclusively for county use.

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

Deponent KARL O. BAKER, SR., being duly sworn according to law upon his Oath
(Name)

deposes and says that he/she is the Grantor in a deed dated 10-13-99,
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. _____ Lot No. _____

located at Greenwich Twp., Gloucester Co.
(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 \$ 1.00

(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.

(a) For a consideration of less than \$100.00

Utility Easement

(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 13th
day of October, 1999

Karl O. Baker
Name of Deponent (sign above line)

Karl O. Baker, Sr.
Name of Grantor (type above line)

50 Wagner Avenue
Deptford, NJ 08096

50 Wagner Avenue
Deptford, NJ 08096

Address of Deponent

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 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.

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

I CERTIFY that on October 13, 1999, KARL O. BAKER 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 \$1.00 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)

Carol C. Maccherone
(Print name and title below signature)

CAROL C. MACCHERONE
Notary Public of New Jersey
My Commission Expires 11/2/2002

The purpose of this conveyance is to perfect a subdivision.

This Subdivision Deed is made pursuant to Resolution No. 99-13 as approved and signed on April 12, 1999, by the Planning Board of Greenwich Township.

Approved: Greenwich Township Planning Board

By:

Joseph L. DiPuccio VC
Secretary

By:

[Signature]
Chairman

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D E E D

**KARL O. BAKER, SR.,
Grantor**

TO

**TOWNSHIP OF GREENWICH,
Grantee**

Dated: , 1999

Record and return to:

**Becker & Duffield
47 Cooper Street
P.O. Box 57
Woodbury, New Jersey 08096
(856) 845-1000**

99 36025

RECORDED
GLOUCESTER COUNTY

99 OCT 13 PM 2:30

James R. Dwyer