

DOCKET# 64103

Type: DEE
PAGES: 5

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 52905 02:28:46 P.M.

11/25/2002
DB 3515 242

GLOUCESTER COUNTY RECORDING DATA PAGE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

RECORD & RETURN TO:

SURETY Title Corp
3 Greentree Ctr
Marlton, NJ 08053

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

Consideration: \$152,000.00 Exempt Code: A

County	State	N.P.N.R.P.	Total
\$152.00	\$.00	\$3.00	\$155.00
NJGLMOYE		Date: 11/25/2002	

45,00 P + 155,00 P ④

Deed

This Deed is made on November 11, 2002
BETWEEN ROBERT F. SCARLE

whose post office address is 625 South Lincoln Avenue, New Jersey 08071

referred to as the Grantor,
AND PHILIP FIORE, JR. and JANICE HUDSON

whose post office address is 725 Duke Avenue, Deptford, (Wenonah P.O.) New Jersey
 08090

referred to as the Grantee.
 The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of \$152,000.00

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Deptford Township
 Block No. 625 Lot No. 24 Qualifier No. Account No.
☐ No lot and block or account number is available on the date of this Deed. (Check Box if Applicable.)

3. 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:

☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

Being the same lands and premises conveyed to Robert F. Scarle and Susan S. Scarle, his wife, by Deed from Planet, Inc., dated August 30, 1962, recorded August 31, 1962, in the Gloucester County Clerk's Office in Deed Book 1048, page 13.

The said Susan S. Scarle died on October 22, 2002, whereupon Title vested in Robert F. Scarle by right of survivorship.

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

(For Recorder's Use Only)

THOMAS G. HEIM, ESQUIRE

Consideration: \$152,000.00 Exempt Code: A

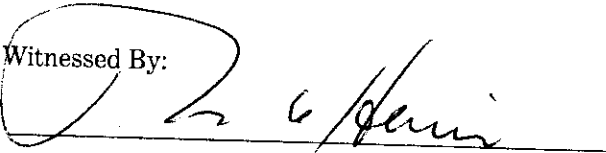
County	State	N.P.N.R.F.	Total
\$152.00	\$.00	\$3.00	\$155.00
NJGLNOYE		Date: 11/25/2002	

The street address of the Property is: 725 Duke Avenue, Wenonah, New Jersey 08090

4. 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).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:



 (Seal)
ROBERT F. SCARLE

(Seal)

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER
I CERTIFY that on November 11, 2002

SS:

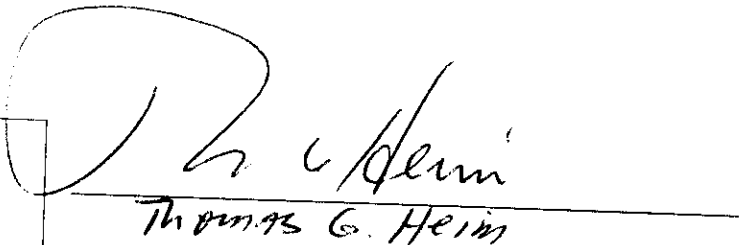
ROBERT F. SCARLE

personally came before me and stated to my satisfaction that this person (or if more than one, each person):
(a) was the maker of this Deed; and,

(b) executed this Deed as his or her own act.

RECORD AND RETURN TO:

RECORD & RETURN TO:
SURETY TITLE CORPORATION
3 GREENWICH AVENUE SUITE 201
MARLTON, NJ 08053


Thomas G. Heim

Print name and title below signature

Attorney At Law
STATE of New Jersey



DOCKET# 64103

DB 3515 P 245

SURETY
TITLE CORPORATION**TITLE INSURANCE COMMITMENT****File Number: 47789****SCHEDULE C
LEGAL DESCRIPTION**

ALL that certain land and premises situate in the Township of Deptford, County of Gloucester and the State of New Jersey, bounded and described as follows:

BEGINNING at a point in the Northwestern line of Duke Drive distant 772.84 feet Northeastwardly from the Southeasterly end of the curve connecting the Northeasterly line of Duke Drive and the Southeasterly line of Dartmouth Drive, said connecting curve having a radius of 20 feet, said beginning point being in the division line between Lots 23 and 24, Block 625 on plan hereinafter mentioned and extending thence

- 1) North 50 degrees 55 minutes 20 seconds East along the Northwestern line of Duke Drive 78 feet to a point in the division line between Lots 24 and 25, Block 625 said plan; thence
- 2) North 39 degrees 04 minutes 40 seconds West along said division line 160.75 feet to a point in the rear line of Lot 6, Block 625 said plan; thence
- 3) South 39 degrees 30 minutes 24 seconds West along the rear line of said Lot 6, Block 625 the distance of 79.57 feet to a point in the division line between Lots 23 and 24 Block 625 aforesaid; thence
- 4) South 39 degrees 04 minutes 40 seconds East along the last mentioned division line 145 feet to the point and place of beginning.

BEING Lot 24, Block 625, Oak Valley, Section 24, dated July 1961, made by Engineering Surveys, Inc., filed September 1, 1961 in the Gloucester County Clerk's Office in Map #3-80.

BEING known as Lot 24, Block 625 as shown on the Township of Deptford tax map.

COMMONLY known as 725 Duke Avenue.

NC1645 - Affidavit of
Consideration or Exemption
RTF-1 (Rev. 4/02)
P 4/02

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. 308, P.L. 1991 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

Consideration: \$152,000.00 Exempt Code: A

COUNTY OF _____

} SS.

County	State	N.P.N.R.F.	Total
\$152.00	\$.00	\$3.00	\$155.00
NJGLMOYE		Date: 11/25/2002	

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

Deponent, JAN GARAGUSO, being duly sworn according to law upon his/her oath deposes and says that

he/she is the Officer of Title Co. in a deed dated 11-11-02

(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 725 DUKE DR TWP OF DEPT FORD

(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 \$ 152,000.00

(3) FULL EXEMPTION FROM FEE

Deponent states 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 years of age or over.*
☒ One- or two-family residential premises.

- ☒ Owned and occupied by grantor(s) at time of sale.
☒ Owners as joint tenants must all qualify except in the case of a spouse.

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 owners as joint tenants 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.
☐ Not gainfully employed.
☐ No owners as joint tenants 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.
☐ Reserved for Occupancy.
☐ Meets Income Requirements of Region.
☐ Subject to Resale Controls.

D. NEW CONSTRUCTION (See Instruction #9.)

- ☐ Entirely new improvement.
☐ Not previously occupied.
☐ Not previously used for any purpose.

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 11
day of November, 2002

Signature of Deponent

Gregorio Carter
suite 201

Address of Deponent

Martinez NJ

Robert F. Scarle

Name of Grantor

725 Duke Dr.

WENONA NJ 08096

Address of Grantor at Time of Sale

Notary Public in New Jersey
My Commission Exp. June 16, 2003

FOR OFFICIAL USE ONLY

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.