

Deed

This Deed is made on October 22, 2001

BETWEEN

FRANK V. CARFAGNO AND JEAN M. KIRKBRIDE, Co-Executors of the Estate of Elizabeth J. Carfagno, deceased,

whose post office address is 12 Tollgate Road, Mickleton, New Jersey 08056,

referred to as the Grantor,

AND

WARREN VESTY AND DEBORAH E. VESTY, his wife,

whose post office address is P.O. Box 3021, Rutherfordton, North Carolina 28139,

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Grantors.** The Grantors make this Deed as the Personal Representatives of the Estate of Elizabeth J. Carfagno, who died on 12-19-00, late of the Township of Greenwich, County of Gloucester, and State of New Jersey. Letters Testamentary were issued to the grantors herein by the Surrogate of Gloucester County on 1-3-01.

2. **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

SEVENTY-NINE THOUSAND, FIVE HUNDRED DOLLARS (\$79,500.00)

The Grantor acknowledges receipt of this money.

3. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **TOWNSHIP OF GREENWICH**

Block No. **92**

Lot No. **19, 20 AND 21** Account No.

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

4. **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 the State of New Jersey. The legal description is:

☐ Please see attached Legal Description annexed hereto and made a part hereof (check box if applicable).

ALL THAT CERTAIN land and premises situate, lying and being in the Township of Greenwich, County of Gloucester and State of New Jersey, being more particularly described in accordance with a description prepared by Pennell Land Surveying, Inc., dated 10-17-01, in conjunction with a Survey by same dated 10-16-01, as follows:

BEGINNING at a point in the Southwesterly line of South Forrest Street (formerly Martha Street) (40 feet wide), said point being Southeastwardly and a distance of 900.00 feet from the intersection of said line of South Forrest Street with the Southerly line of West Broad Street (50 feet wide), said point being in the division line between Lots 18 and 19, Block 92, on Plan of Tax Map, hereinafter mentioned, extending; thence

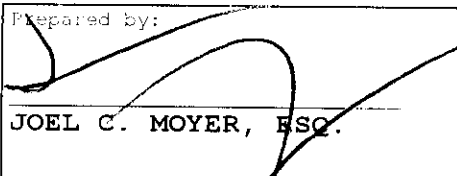
(1) South 00 degrees 35 minutes 00 seconds East, along said line of South Forrest Street, a distance of 100.00 feet to an Iron Pipe found for a corner in the division line between Lots 20 and 20.01, Block 92, said Plan; thence

(2) South 89 degrees 25 minutes 00 minutes West, along the division line between Lots 20, 21, 20.01 and 21.01, a distance of 150.00 feet to an Iron Pipe found for a corner in the division line between Lots 13.01 and 21, Block 92, on said Plan; thence

(3) North 00 degrees 35 minutes 00 seconds West, along the division line between Lots 11.01, 12, 13.01 and 19, 20 and 21, a distance of 100.00 feet to a point for a corner in the division line between Lots 18 and 19, Block 92, on said Plan; thence

CONTINUED

(For Recorder's Use Only)

Prepared by:

JOEL C. MOYER, ESQ.

103FD - Deed

Consideration: \$79,500.00 Exempt Code: S

County	State	N.P.N.R.P.	Total
\$79.58	\$198.67	\$.00	\$278.25
NJGLCAPS	Date: 10/24/2001		

(4) North 89 degrees 25 minutes 00 seconds East, along said division line, a distance of 150.00 feet to the Point of Beginning.

CONTAINING 15,000 $\pm$ S.F.

BEING Lots 58 and 59, Block 90, on Plan entitled Casperson's Addition, filed in the Gloucester County Clerk's Office

FOR INFORMATIONAL USE ONLY:

ALSO KNOWN AS 123 Forrest Street, Greenwich Township, New Jersey.

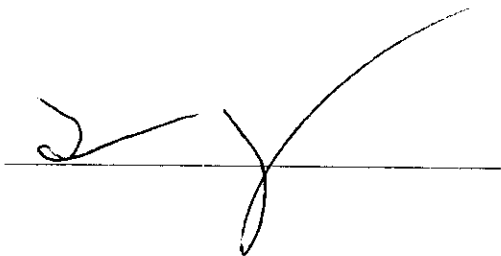
ALSO KNOWN AS Block 92, Lots 19, 20 and 21, on the municipal tax map.

BEING THE SAME lands and premises which became vested in Elizabeth J. Carfagno by Deed from Vincent Jackson, widower, dated 7-27-59, recorded 7-29-59, in Book 949, Page 77; AND by Deed from Frederick A. Carfagno dated 9-19-61, recorded 10-26-61, in Book 1023, Page 80 [Both Deeds as to Block 92, Lots 20, 21 & part of Lot 19]; AND in Frederick A. Carfagno and Elizabeth J. Carfagno, his wife, by Deed from Vincent Jakshtis Jackson, widower, dated 7-27-59, recorded 7-29-59, in Book 949, Page 69, RESERVING TO SAID GRANTOR A LIFE ESTATE IN THE SUBJECT PROPERTY [As to Block 92, part of Lot 19]. And the said Frederick A. Carfagno died on 8-10-64 thereby vesting title solely in the said Elizabeth J. Carfagno by right of survivorship. And the said Elizabeth J. Carfagno died on 12-19-00, leaving a Last Will and Testament duly probated in the Gloucester County Surrogate's Office, wherein she, among other things, appointed "Jean M. Kirkbride and Frank V. Carfagno, or the survivor, as Co-Executors" of her Estate, and Letters Testamentary were issued to the said Jean M. Kirkbride and Frank V. Carfagno by the Gloucester County Surrogate on 1-3-01. And the said Vincent J. Jackson died on 3-2-61, thereby extinguishing the Life Estate.

The street address of the Property is: 123 Forrest Street, Gibbstown, New Jersey 08027.

- 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:



Frank V. Carfagno, Co-Executor (Seal)
FRANK V. CARFAGNO, Co-Executor of the
Estate of ELIZABETH J. CARFAGNO,
deceased.

Jean M. Kirkbride, Co-Executor (Seal)
JEAN M. KIRKBRIDE, Co-Executor of the
Estate of ELIZABETH J. CARFAGNO,
deceased.

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER SS:

I CERTIFY that on October 22, 2001

FRANK V. CARFAGNO AND JEAN M. KIRKBRIDE, Co-Executors of the Estate of ELIZABETH J. CARFAGNO, deceased

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;
(b) executed this Deed as his or her own act; and,
(c) made this Deed for \$ 79,500.00 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.)

RECORD AND RETURN TO:

Franklin Title Agency
601 Delsea Drive
SUITE 201
SEWELL, NEW JERSEY 08080

F-22647

(Print name and title below signature)

Joel C. Moyer
Joel C. Moyer
Attorney at Law
of the State of New Jersey

003330-P003

RECORDED
GLOUCESTER COUNTY

2001 OCT 24 AM 11:15

01 41180

James N. Hogan
COUNTY CLERK

JAMES N. HOGAN
COUNTY CLERK

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.

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:

Franklin Title
601 Delsea Dr St 201
Sewell, NJ 08080

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

Consideration: \$79,500.00 Exempt Code: S

County	State	N.P.N.R.P.	Total
\$79.58	\$198.67	\$.00	\$278.25
NJGLCAPS	Date: 10/24/2001		

20.00
278.25
\$