

DB2803-P118

Prepared By:

Robert J. Miltsee
Robert J. Miltsee, Esquire

DEED

093788

This Deed is made on September 11, 1997

BETWEEN LAWRENCE MADDEN, JR. & DOROTHY MADDEN, H/W

whose address is 892 Fries Mill Road, Franklinville, NJ 08322
referred to as Grantor.

AND LAWRENCE MADDEN, JR. & DOROTHY MADDEN, H/W

whose post office address is 892 Fries Mill Road, Franklinville, NJ 08322
referred to as 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 Grantee. This transfer is made for the sum of ONE DOLLAR

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Franklin Township

Block No. 2002 Lot No. 16 & 17 Account No.

☐ 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 Franklin, County of Gloucester and State of New Jersey. The legal description is:

LEGAL DESCRIPTION ATTACHED HERETO

BEING the same land and premises which became vested in Lawrence Madden, Jr. and Dorothy Madden, h/w, by deed from William F. Collins dated January 23, 1992, recorded January 23, 1992 in Deed Book 2167, Page 166&c in the Gloucester County Clerk's Office.

ALSO BEING the same land and premises which became vested in Lawrence W. Madden and Dorothy Madden, h/w, by deed from the Estate of Thomas J. Daley, dated January 12, 1995, recorded January 17, 1995 in Deed Book 2499, Page 276&c in the Gloucester County Clerk's Office.

THE purpose of this Deed is to consolidate and combine into one tract of land the two parcels as contained in the recitals above.

SUBJECT to all easements, ordinances and restrictions of record.

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).

Consideration : \$ 1.00 Exempt Count : 5
County State M.P.R.F. Total
0.00 0.00 0.00 0.00
Date: 09/15/1997
bonds

DB2803-P119

EWING
ASSOCIATES

Land Surveyors

P. O. Box 145 * Clayton, N.J. 08312
Phone: (609) 881-4931 / Fax: (609) 881-2476

BOUNDARY DESCRIPTION

EA File No. 8866

September 7, 1997

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

BEGINNING at a point in the centerline of Fries Mill Road (49.5 feet wide) *formerly known as Blackwoodtown Road*, said point being corner to lands now or formerly of Marlene Seller, and running: thence

(1) along the centerline of Fries Mill Road, North 31 degrees 05 minutes East a distance of 100.00 feet to a point, being corner to lands now or formerly of Lawrence and Carmel Pluta; thence

(2) along lands of said Pluta, South 58 degrees 15 minutes East a distance of 92.40 feet to a point; thence

(3) along same, South 64 degrees 09 minutes East a distance of 494.37 feet to a point in the line of lands now or formerly of Joseph & Muriel Montes; thence

(4) along lands of said Montes, South 54 degrees 04 minutes West a distance of 102.23 feet to a point; thence

(5) along lands of the aforesaid Seller, North 64 degrees 09 minutes West a distance of 387.78 feet to the point and place of beginning.

CONTAINING an area of 1.18± acres.

BEING known as Lots 16 and 17 in Block 2002 on the Township of Franklin Tax Maps.

DB2803-P120

NC1045 - Affidavit of Consideration
RTF-1 (Rev. 1/1/90)
11/90STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 40, P.L. 1968)A.I.J.-STATE Legal
A Division of A.I.J.-STAT* International, Inc.
808-272-0880

To be recorded with Deed pursuant to c. 4

PARTIAL EXEMPTION
Consideration: \$ 1.00 Exempt Code: E

STATE OF NEW JERSEY

COUNTY OF GLOUCESTER

County	State	N.P.N.R.F.	Total
0.00	0.00	0.00	0.00
bonds			Date: 09/15/1997

* 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 LAWRENCE MADDEN, JR.
(Name)deposes and says that he/she is the GRANTOR in a deed dated 9/11/97

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 2002 Lot No. 16 A117located at Fries Mill Road, Township of Franklin, County of Gloucester

(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. 40, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

BETWEEN HUSBAND AND WIFE

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. All boxes in AP. PROPRRIATE 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. 1976 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 Rental Controls.

D) NEW CONSTRUCTION (See Instruction #8.)

- ☐ 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. 40, P.L. 1968.

Subscribed and sworn to before me
this 15 day of September 1997

LAWRENCE MADDEN, JR.

LAWRENCE MADDEN, JR.

(Name of Grantee type above line)

MICHELE A. BROCHOWSKI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 2, 1998

Address of Grantee at Time of Sale

MICHELE A. MURRAY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 2, 1998

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	County	Page	
Deed Number	Block		
Deed Date	Date Recorded		

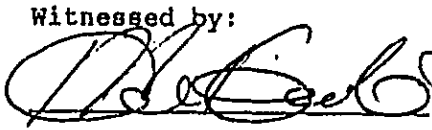
IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.
 This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.
 ORIGINAL - To be retained by County.
 DUPLICATE - To be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12)
 TRIPLICATE - Is your file copy.

ORIGINAL AND COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICE

DB2803-P121

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

Witnessed by:



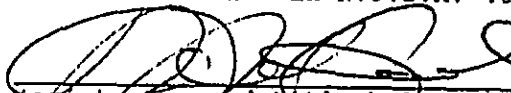
 (Seal)
LAWRENCE MADDEN, JR.

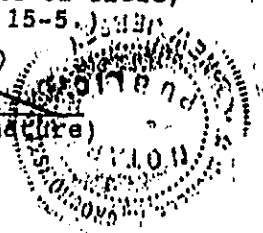
 (Seal)
DOROTHY MADDEN

STATE OF NEW JERSEY, COUNTY OF *Blauvelt* SS.:

I CERTIFY that on *Sept. 11th*, 1997

LAWRENCE MADDEN, JR. & DOROTHY MADDEN, H/W, 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.)


(Print name and title below signature)
MICHELE A. GROCHOWSKI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 2, 1998



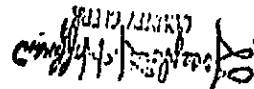
DEED	Dated: September 11, 1997
LAWRENCE MADDEN, JR. & DOROTHY MADDEN, H/W, GRANTORS, TO LAWRENCE MADDEN, JR. & DOROTHY MADDEN, H/W, GRANTEES.	Record and Return To: ROBERT J. WILTSEE, ESQUIRE P.O. BOX 285 FRANKLINVILLE, NJ 08322

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

JOSEPH J. HOFFMAN
COUNTY CLERK

County	State	N.P.M.R.F.	Total
0.00	0.00	0.00	0.00
Date: 09/15/1997			

Consideration: \$ 1.00 Exempt Code: E



d:\michele\deeds\madden

97 SEP 15 PM 3:38

RECORDED
GLoucester COUNTY

97 26677

31 24.00 + exempt
9.00 Cops + Fax

Hoffman, Dimuzio, Hoffman
PO Box 285
Franklinville, NJ 08322