

# DEED

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

WARREN S. JONES, JR.

This Deed is made on January 12, 1995.

BETWEEN

ESTATE OF THOMAS J. DALEY

099334

whose address is c/o Dena Sukol, 1 Rittenhouse Square, Suite 701  
Philadelphia, Pa. 19103 referred to as the Grantor,

AND

LAWRENCE W. MADDEN and DOROTHY MADDEN, His Wife

whose post office address is RR#4, Box 939, Blackwoodtown Road,  
Franklinville, N.J. 08322 referred to as the Grantee.  
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Grantor. The Grantor makes this Deed as the Personal Representative of the Estate of

late of the THOMAS J. DALEY of Franklin County of  
Gloucester Township and State of New Jersey.

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 \$2,000.00

The Grantor acknowledges receipt of this money.

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

Block No. 2002 Lot No. 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:

BEGINNING at an oak tree corner in line of lands now or formerly of Robert S. Pluta, et ux, and running:

(1) Thence: Along the southerly line of lands of said Pluta, North 58 degrees and 15 minutes West a distance of 92.40 feet to a point in the center line of Blackwoodtown Road (49.50 feet wide).

(2) Thence: Along the center line of Blackwoodtown Road, South 31 degrees and 05 minutes West a distance of 25.00 feet to a point.

(3) Thence: Parallel with the first course, South 58 degrees and 15 minutes East a distance of 93.40 feet to a point.

(4) Thence: South 64 degrees and 09 minutes East a distance of 295.00 feet to a point.

(5) Thence: Parallel with Blackwoodtown Road, South 31 degrees and 05 minutes West a distance of 65.46 feet to a point.

(6) Thence: Parallel with the fourth course, South 64 degrees and 09 minutes East a distance of 157.24 feet to a point in the line of lands now or formerly of Jopseph Montes, et ux.

(7) Thence: Along lands of said Montes, North 54 degrees and 04 minutes East a distance of 102.23 feet to a point, corner to lands of the aforesaid Pluta.

(8) Thence: Along lands of said Pluta, parallel with the fourth and sixth courses, North 64 degrees and 09 minutes West a distance of 494.37 feet to the point of beginning.

CONTAINING: An area of 0.590 acres, more or less

BEING part of Lot No. 18 on Block 47 on Plate 7 on the Township

NSC

COUNTY

2.00

STATE

5.00

DATE- 1/17/1995

N.J.S.A.

.00

TOTAL

7.00

of Franklin Tax Maps.

BEING the same premises covered by a judgment in the Superior Court of New Jersey, Chancery Division, under Docket C-2716-76, County Clerk's Office of Gloucester County, New Jersey, on January 27, 1978, in Deed Book 1345, page 914&c. (The aforesaid refers to a certified copy which was recorded in said Clerk's office)

SUBJECT TO EASEMENTS, CONDITIONS, AGREEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

FURTHER, Being the same premises which became vested in Thomas J. Daley by Deed from Margaret C. Wigmore and Joseph Wigmore, husband and wife, dated 4/25/78, recorded 4/26/78, in deed book 1351, page 446, in the Gloucester County Clerk's Office.

**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. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by:

*Dena Sukol* (Seal)  
 DENA SUKOL,  
 EXECUTRIX OF ESTATE OF  
 THOMAS J. DALEY (Seal)

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER SS.:  
 I CERTIFY that on JAN. 12, 1995

Dena Sukol, Executrix of Estate of Thomas J. Daley 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 \$ 2,000.00 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.)

NANCY DEBROSSE  
 NOTARY PUBLIC OF NEW JERSEY  
 My Commission Expires June 23, 1995

*Nancy DeBrosse*  
 (Print name and title below signature)

STATE OF NEW JERSEY, COUNTY OF SS.:  
 I CERTIFY that on , 19

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the secretary of the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is the President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$ (Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on , 19

(Print name of attesting witness below signature)

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

CHARGE & RETURN  
Congress Title Corp  
38 N Broad Street  
Woodbury N 08096

AW 426 ND

# DEED

Dated: , 19

ESTATE OF THOMAS J. DALEY

Record and return to:

Grantor,

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LAWRENCE W. MADDEN and  
DOROTHY MADDEN, his wife

Grantee.

WARREN S. JONES, JR. ESQ.  
The Washington House  
100 High St., P.O. Box 118  
Mt. Holly, N.J. 08060  
607-261-8400

CONSIDERATION: 1 2000.00 EXEMPT CODE:

| COUNTY          | STATE | N.J.M.R.F. | TOTAL |
|-----------------|-------|------------|-------|
| 2.00            | 5.00  | .00        | 7.00  |
| DATE: 1/17/1995 |       |            |       |

RECORDED  
GLOUCESTER COUNTY

95 JAN 17 PM 12:41

65 80271

24.000