

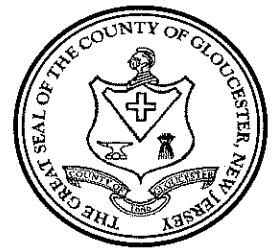
DOCKET#:1291 Type:ERX-Notice of Settle
PAGES:3

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1208601 09:01:12 AM

01/14/2025

Fee:\$ 20.00



DOCUMENT DATE: 01/13/2025

PARTIES:

FIRST PARTY-ALEXIA CLARKE
SECOND PARTY-FROM THE HIP INVESTMENTS LLC

RECORD & RETURN TO:
SIMPLIFILE

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

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

Seller: (name and address)

Alexia Clarke
230 East Linden Street, Clayton, NJ 08312

Purchaser/Mortgagor: (name and address)

From The Hip Investments LLC
230 East Linden Street, Clayton, NJ 08312

**NOTICE OF
REAL ESTATE SETTLEMENT**

NOTICE is hereby given of a contract of sale between the parties hereto.

THE lands to be affected are described as follows:

All those certain tracts or parcels of land and premises situate lying and being in the Borough of Clayton of the Gloucester County, State of New Jersey, commonly known as:

230 East Linden Street, Clayton, NJ 08312

Also known as Lot 5 in Block 1204 on the tax map of the Borough of Clayton.

And more particularly described as follows:

See attached Exhibit "A".



BY: MARATIB KAZMI
**Settlement Agent For
Founders Title Agency LLC**

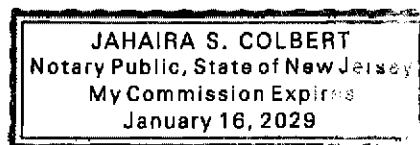
State of New Jersey, County of Burlington

**Maratib Kazmi Settlement Agent
For Founders Title Agency LLC**

I CERTIFY that on January 13, 2025, Maratib Kazmi Settlement Agent For Founders Title Agency LLC 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 document; and (b) signed, sealed and delivered this document as his or her act and deed.



Notary Public of New Jersey
My Commission expires: 1/16/29



Founders Title Agency LLC
Record and return to: **651 Route 73 North Suite 112
Marlton, NJ 08053**

Attorney(s) for Purchaser/Mortgagor(s)

**This form must be executed by a party or legal representative. If the notice is executed by anyone other than an Attorney at Law of New Jersey, it must be executed and acknowledged or proved in the same manner as a deed.*

EXHIBIT "A"

LAND AND PREMISES situate in the Borough of Clayton, County of Gloucester and State of New Jersey as follows:

BEGINNING at an intersection of the centerline of East Linden Street (50 feet wide) and the centerline of South Vine Street (50 feet wide, now vacated by Ordinance recorded in Vacation Book 4, page 393) said point being corner to lands now or formerly of Christopher and Velvet Allen and running; thence

1. Along the vacated centerline of South Vine Street (and lands of said Allen) South 03 degrees 11 minutes East a distance of 270.06 feet to a point in the centerline of East Chestnut Street (50 feet wide, now vacated by Ordinance recorded in Vacation Book 6, page 312 and re-recorded in Vacation Book 6, page 48 and further re-recorded in Vacation Book 6, page 54); thence

2. Along said centerline, South 86 degrees 17 minutes West a distance of 84.19 feet to a point being corner to lands now or formerly of Gertrude Frye; thence

3. Along lands of said Frye, North 03 degrees 39 minutes West a distance of 271.05 feet to a point in the centerline of East Linden Street; Thence

4. Along said centerline, North 86 degrees 21 minutes East a distance of 86.40 feet to the point and place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: Being known as Block 1204, Lot 5 on the official tax map of Clayton Borough.