

DOCKET# 7435

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PAGES: 6

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 5683 01:19:18 P.M.

02/05/2004
DB 3726 67

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.

80/8

CONSIDERATION: \$1.00 EXEMPT CODE: E

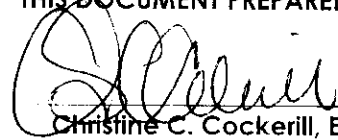
County	State	N.P.N.R.F.	Total
\$.00	\$.00	\$.00	
P.H.P.F.A.	E.A.A.		
\$.00	\$.00		\$.00
NJGLMOYE	Date: 2/05/2004		

RECORD & RETURN TO:

EDWARD J. GIBSON
366 PIXLEY PL
WOODBURY N.J. 08096

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

THIS DOCUMENT PREPARED BY:


Christine C. Cockerill, Esquire

QUITCLAIM DEED

THIS DEED IS MADE ON January, 2004.

BETWEEN VICTORIA A. GIBSON, divorced woman, whose address is 754 Mehorter Boulevard, Woodbury, New Jersey 08096, (hereinafter referred to as the "Grantor"),

AND EDWARD J. GIBSON, divorced man, whose address is 366 Pixley Place, West Deptford Twp, New Jersey 08096, (hereinafter referred to as the "Grantee").

The terms "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed hereinabove.

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 **ONE DOLLAR (\$1.00)**. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE:

Municipality of **West Deptford**; Block 131E, Lot 26, as shown on the tax map of the **Township of West Deptford**.

PROPERTY:

The property consists of the land and all the buildings and structures on the land in the **Township of West Deptford, County of Gloucester and State of New Jersey**. The legal description is more specifically described in **Schedule "A"** attached hereto and made a part hereof.

SUBJECT to all easements, ordinances and restrictions of record.

RECITAL:

BEING the same lands and premises which became vested in **Edward J. Gibson and Victoria A. Gibson, his wife**, by Deed from **Calogero Barone and Bridget Barone, his wife**, dated **June 28, 1979**, recorded **July 10, 1979** in Deed Book 1384 at Page 216&c in the Clerk's Office of the County of Gloucester.

BEING commonly known as **366 Pixley Place, West Deptford Township, New Jersey 08096**
(Woodbury mailing address)

Edward J. Gibson and Victoria A. Gibson were legally divorced from the bonds of matrimony via Judgment of Divorce entered on December 22, 2003, in Superior Court of New Jersey, Chancery Division, Family Part, Gloucester County, under Docket No. FM-08-100-03.

CONSIDERATION: \$1.00 EXEMPT CODE: E

County	State	N.P.N.R.F.	
\$0.00	\$0.00	\$0.00	
P.H.P.F.A.	E.A.A.		Total
\$0.00	\$0.00		\$0.00
NJGLMOYE	Date: 2/05/2004		

SCHEDULE A-LEGAL DESCRIPTION OF PROPERTY

BEGINNING at a point in the curved Northeasterly line of Pixley Place, distant the following three courses and distances Southeastwardly and Eastwardly, measured along the tangent and curved Northeasterly and Easterly line of Pixley Place, from the Southeasterly end of the curve connecting the Northeasterly line of Pixley Place, with the Southeasterly line of Meadowcroft Road; said connecting curve having a radius of 15 feet; a) South 64 degrees, 36 minutes 41 seconds East, along the Northeasterly line of Pixley Place, a distance of 53.76 feet to a point of curve therein; b) Southeastwardly and Eastwardly, along the Northeasterly curved line of Pixley Place, curving to the left with a radius of 30 feet, an arc distance of 27.40 feet to a point of reverse curve therein; c) Southeastwardly and Eastwardly, the Easterly and Northeasterly curved lines of Pixley Place - curving to the right, with a radius of 60 feet, an arc distance of 88.61 feet to the point and place of beginning, the total distance being 169.77 feet; said beginning point being in the division line between Lots 26 and 27, Block 131-E on plan hereinafter mentioned and extending; thence

1) along the curved Northeasterly line of Pixley Place, in a general Southeasterly direction, curving to the right with a radius of 60 feet, an arc distance of 48 feet to a point in the Northeasterly line of a certain 12-foot wide walkway, shown on said plan; thence

2) South 70 degrees 45 minutes 03 seconds East, along same, 90.70 feet to an angle point in same; thence

3) South 78 degrees 39 minutes 17 seconds East, still along same, 26.90 feet to a point; thence

4) North 10 degrees 01 minutes 55 seconds East, 136.17 feet to a point; thence

5) North 09 degrees 59 minutes 23 seconds West, 52.42 feet to a point in the division line between Lots 26 and 27, Block 131-E aforesaid; thence

6) South 52 degrees 07 minutes 45 seconds West, along last mentioned division line, 170.10 feet to the point and place of beginning.

BEING Lot 26, Block 131-E, Plan of Lots, Section 2, Red Bank Estates, dated June 29, 1965, made by Fisher & Sampson, filed September 17, 1965, in Office of Clerk of Gloucester County, as Map #3-167½.

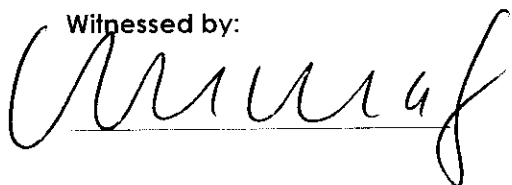
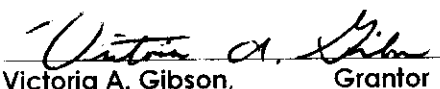
TYPE OF DEED:

This Deed is called a **Quitclaim Deed**. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

It is also the purpose and intention of Victoria A. Gibson, grantor, to convey all of her right, title and interest in said land and premises, which she may have had as a tenant by the entirety or otherwise, including the right of survivorship, to Edward J. Gibson, her former husband, and also to relinquish and release the *inchoate* and possible future estate in dower, which she may have had in her land and premises, all as authorized by the N.J.S.A. 37:2-18.1 as supplemented and amended including any claim the said Grantor might have had or have in the future pertaining to equitable distribution, or right of election to receive any portion of the estate of Edward J. Gibson.

SIGNATURES:

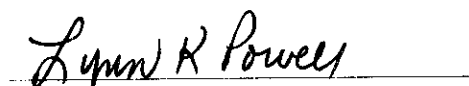
The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:  Victoria A. Gibson, Grantor 

STATE OF NEW JERSEY }
COUNTY OF GLOUCESTER } SS:
}

I CERTIFY that on ~~January~~ February 5, 2004, before me, the undersigned authority, being a Notary Public of the State of New Jersey, personally appeared the grantor, **Victoria A. Gibson**, 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).


Notary Public

LYNN K. POWELL
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 19, 2007

QUITCLAIM DEED

VICTORIA A. GIBSON,

Grantor,

TO

EDWARD J. GIBSON,

Grantee.

DATE: January _____, 2004

RECORD & RETURN TO:

PUFF & COCKERILL LLC
122 Delaware Street
P O Box 684
Woodbury, NJ 08096

NC1645 - Affidavit of
Consideration or Exemption
RTF-1 (Rev. 4/02)
P2/03

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
or
PARTIAL EXEMPTION
(c. 176, P.L.

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To Be Recorded With Deed Pursuant to c. 49, P.L. 1968

STATE OF NEW JERSEY

COUNTY OF GLOUCESTER

} SS.

CONSIDERATION: \$1.00 EXEMPT CODE: E

County	State	N.P.H.R.F.	Total
\$0.00	\$0.00	\$0.00	
P.H.P.F.A.	E.A.A.		
\$0.00	\$0.00		
HJGLMOYE			\$0.00
Date: 2/05/2004			

Date

by

* 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, VICTORIA A. GIBSON, being duly sworn according to law upon his/her oath deposes and says that

(Name)

~~he~~/she is the GRANTOR in a deed dated JANUARY, 2004

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

transferring real property identified as Block No. 131E Lot No. 26

located at 366 PIXLEY PLACE, WEST DEPTFORD TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY 08096

(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 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.

A) CONSIDERATION LESS THAN \$100

L) IN SPECIFIC PERFORMANCE OF A FINAL

JUDGMENT

(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.
☐ Meets Income Requirements of Region.
☐ Reserved for Occupancy.
☐ Subject to Resale Controls.

D. NEW CONSTRUCTION (See Instruction #9.)

- ☐ 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. 49, P.L. 1968.

Subscribed and sworn to before me
this 5th
day of JANUARY, 2004.

Lynn K. Powell

LYNN K. POWELL
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 19, 2007

Signature of Deponent

254 Mechter Blvd Woodbury NJ 08096

Address of Deponent

VICTORIA A. GIBSON

Name of Grantor

754 MEHORTER BLVD
WOODBURY, NJ 08096

Address of Grantor at Time of Sale

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.