

24638

This Deed, made the 28th day of June 19 79 ,

Between

CALOGERO BARONE and BRIDGET BARONE, his wife,

residing or located at 366 Pixley Place
in the Township of West Deptford in the County of
Gloucester and State of New Jersey herein designated as the Grantors ,
And

EDWARD J. GIBSON and VICTORIA A. GIBSON, his wife,

residing or located at 200 Columbia Boulevard
in the Borough of National Park in the County of
Gloucester and State of New Jersey herein designated as the Grantees ;

Witnesseth: That in consideration of - - - (\$43,000.00) - - -
- - - Forty-three Thousand Dollars - - - - -
the Grantors do grant and convey, unto the Grantee s

All that tract or parcel of land and premises, situate, lying and being in the
Township of W. Deptford in the
County of Gloucester and State of New Jersey, more particularly described herein.

Tax Map
Reference

(NJS 46: 15-2.1) Municipality of: W. Deptford Account No.
Block No. 131 E Lot No. 26
☐ No property tax identification number is available on date of this deed. (Check box if applicable.)

BEGINNING at a point in the curved Northeasterly line of Pixley Place, distant the following three courses and distances South-eastwardly and Eastwardly, measured along the tangent and curved Northeasterly and Easterly line of Pixley Place, from the South-easterly 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

COUNTY OF GLOUCESTER
CONVEYANCE SECTION 4304-8-80
ACACTY TRANSFER FEE 137.51
DATE 7-10-79 BY [signature]

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.

BEING the same land and premises which became vested in Calogero Barone and Bridget Barone, h/w, by deed from Gregory George Pfremmer and Barbara E. Pfremmer, h/w, dated May 31, 1977, recorded June 2, 1977, recorded in Deed Book 1327, page 78.

THE WITHIN PREMISES ARE BEING CONVEYED SUBJECT TO AN EXISTING MORTGAGE AS RECORDED IN BOOK 818 PAGE 903 IN THE OFFICE OF THE CLERK OF GLOUCESTER COUNTY AND THE GRANTEEES HEREIN HAVE KNOWLEDGE THAT SAID MORTGAGE IS PART OF THE PURCHASE PRICE. THE GRANTEEES ACCEPT THIS DEED AND COVENATN THAT THEY ASSUME THE MORTGAGE DEBT THEREOF.

To Have and to Hold, all and singular the land described herein, unto the Grantee s and to Grantee s proper use and benefit forever.

And the said Grantor s

Covenant that, except as may be herein set forth:

1. Grantor s are lawfully seized of the land described herein.
2. Grantor s ha ve the right to convey the said land to the Grantee s .
3. The Grantee s shall have quiet possession of the said land free from all encumbrances.
4. Grantor s will execute such further assurances of the said lands as may be requisite.
5. Grantor s will warrant generally the property hereby conveyed.

In Witness Whereof, the Grantor s ha ve hereunto set their hand s and seals , or if a corporation, it has caused these presents to be signed by its proper corporate officers and its corporate seal to be affixed hereto, the day and year first above written.

Signed, Sealed and Delivered
in the presence of
or Attested by

[Signature]

Calogero Barone (L.S.)
CALOGERO BARONE

Bridget Barone (L.S.)
BRIDGET BARONE

State of New Jersey, County of Gloucester } ss.: We it Remembered,
that on June 28 19 79 , before me, the subscriber,
personally appeared Calogero Barone and Bridget Barone, his wife,

who, I am satisfied, are the person s named in and who executed the within Instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$43,000.00.

SHERI DEAN TYSON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 12/31/1987

State of New Jersey, County of } ss.: We it Remembered,
that on 19 , before me, the subscriber,

personally appeared
who, being by me duly sworn on h oath, deposes and makes proof to my satisfaction, that
he is the Secretary of

the Corporation named in the within Instrument;
that is the
President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed h name thereto as attesting witness; and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$

Sworn to and subscribed before me,
the date aforesaid.

Prepared by:

RECEIVED
N. J. CO. CLERKS OFFICE

1979 JUL 10 AM 11:35

JOSEPH J. HOFFMAN, CLERK

7754

61

8810

10.00
150.50 p

Deed

CALOGERO BARONE

and

BRIDGET BARONE, h/w

Return to:

EDWARD J. GIBSON

and

VICTORIA A. GIBSON, h/w

366 Park Ave Pl

W. DEPTFORD NJ

Dated June 28, 1979

PREPARED BY:
Jack E. Milkis, Attorney at Law
A Professional Corporation
Ashland-Office Center
Evesham & Alpha Avenues
Voorhees, NJ 08043
(609) 795-5570

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

BOOK 1384 PAGE 219

CALOGERO
BRIDGET
Barone

Received July 10th AD. 1979
At 11:35 o'clock a.m.
and recorded in the Clerk's Office
of Gloucester County, at Woodbury,
in book 1384 of DEEDS
page 216 &c

Joseph J. Hoffman
Clerk

bd

per Chicago Title