

280- 115.80
Rec'd #2 DB2714-P081
Deed

065485

This Deed is made on November 29, 1996
BETWEEN

CAPOZZI FAMILY FOUNDATION, a non-profit membership corporation of the State of Delaware
~~a corporation of the state of~~
having its principal office at 1523 Harding Highway, Newfield, NJ 08344

referred to as the Grantor,
AND

SOUTHERN GLOUCESTER COUNTY REGIONAL BOARD OF EDUCATION, a body corporate and politic
of the State of New Jersey
whose post office address is Fries Mill Road, Franklinville, NJ 08322

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of \$285,000.00

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Franklin Township
Block No. 7203 Lot No. 19 & 22 (part) Account No.
☐ No property tax identification number is available on the date of this Deed. (Check box if applicable.)

3. **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:

☒ Please see attached Legal Description annexed hereto and made a part hereof (check box if applicable).

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

RAYMOND N. BEEBE, ESQ.

(For Recorder's Use Only)

Consideration : \$ 285000.00 Exempt Code: E

County	State	N.P.N.R.F	Total
0.00	0.00	0.00	0.00

renee Date: 12/02/1996

DB2714-p082.

SCHEDULE A

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 an iron pin set in the southwesterly line of Harding Highway, also known as U.S. Route 40 (66 feet wide), said point being corner to lands now or formerly of Roger A. Fabrizio, said point also being North 60 degrees 15 minutes 00 seconds West a distance of 485.77 feet from the point of intersection of said southwesterly line with the westerly line of Main Road, also known as Gloucester County Route 555 (66 feet wide), and running; thence

(1) along lands of said Fabrizio, South 29 degrees 45 minutes 00 seconds West a distance of 184.80 feet to a concrete monument found; thence

(2) along same, South 60 degrees 15 minutes 00 seconds East a distance of 100.00 feet to a concrete monument found; thence

(3) along the proposed division line, South 29 degrees 45 minutes 00 seconds West a distance of 515.73 feet to an iron pin set in the line of lands now or formerly of Margaret Pustizzi; thence

(4) along lands of said Pustizzi, North 81 degrees 13 minutes 25 seconds West a distance of 321.29 feet to an iron pin set in the proposed division line; thence

(5) along said division line, North 29 degrees 45 minutes 00 seconds East a distance of 815.53 feet to an iron pin set in the southwesterly line of Harding Highway; thence

(6) along said southwesterly line, South 60 degrees 15 minutes 00 seconds East a distance of 200.00 feet to the point and place of beginning.

CONTAINING an area of 4.7964 +/- acres.

BEING known as part of Lots 19 and 22 in Block 7203 on the Township of Franklin Tax Maps.

BEING part of the same land conveyed to Lawrence M. Capozzi and Frank Capozzi, as joint tenants with the right of survivorship, and not as tenants in common, by two (2) Deeds:

1. Deed from Antonia Capozzi, Widow, dated September 14, 1963 and recorded December 10, 1963 in Deed Book 1076, page 1057.

2. Deed from Antonia Capozzi, Widow, Lawrence M. Capozzi, single man, Frank Capozzi, single man, Mildred M. Capozzi, single woman, Lucy R. Capozzi, single woman, and Edith K. Capozzi, single woman, dated September 14, 1963 and recorded December 10, 1963 in Deed Book 1076, page 1061.

DB2714-P080

Said Lawrence M. Capozzi died September 10, 1992 whereupon the title to said land became vested in Frank Capozzi by right of survivorship.

Thereafter, the said Frank Capozzi conveyed such property to the Capozzi Family Foundation by Deed dated November 29, 1996.

STATE OF NEW JERSEY **DB2714-P004**
AFFIDAVIT OF CONSIDERATION OR
EXEMPTION
(c. 40, P.L. 1968)
OR
PARTIAL EXEMPTION
(c. 176, P.L. 1976)

ALL-STATE LEASING, A Division of
ALL-STATE International, Inc.
904-272-0000

To Be Recorded With Deed Pursuant to c. 40, P.L. 1968 as amended (c. 997, P.L. 1985; c. 344, A.L.R. 1986)
Consideration : \$ 285000.00 Exempt Code: E

STATE OF NEW JERSEY

SS.

COUNTY OF _____

County	State	N.P.R.F.	Total
0.00	0.00	0.00	0.00

renee Date: 12/02/1996

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #8, 4 and 5 on reverse side.)

Deponent Frank Capozzi, being duly sworn according to law upon his/her oath
(Name)

deposes and says that he/she is the Corporate officer
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

In a deed dated November 29, 1996, transferring real property identified as Block No. 7203

Lot No. p/o 19 & 22 located at Harding Highway, Township of Franklin, Gloucester County
(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 \$ 285,000.00

(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.

7 (b) By or to the United States of America, this State, or any instrumentality,

agency, or subdivision thereof

(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. 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 #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. 40, P.L. 1968.

Subscribed and sworn to before me
this 29th
day of November 1996

Notary Public

Frank Capozzi
Name of Deponent (sign above line)

Address of Deponent

Frank Capozzi
1600 Harding Highway
Newfield NJ 08344

Address of Grantee at Time of Sale

DELORIS WHITE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Aug. 8, 1998

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
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 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 - White copy to be retained by County.
DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16-1.12).
TRIPPLICATE - Pink copy is your file copy.

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

Consideration : \$ 285,000.00 Exempt Code: E

County	State	F.P.L.R.F.	Total
0.00	0.00	0.00	0.00

Date: 12/02/1996

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

The street address of the Property is: Block 7203, Lots 19 & 22 (part), Franklin Township, Gloucester County, New Jersey

4. **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).

5. **Signatures.** This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed. (Print name below each signature).

Witnessed or Attested by:

Lucy Capozzi
LUCY CAPOZZI Secretary

By: *Frank Capozzi*
FRANK CAPOZZI President

STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on NOVEMBER 29, 1996
FRANK CAPOZZI and LUCY CAPOZZI

SS.:



personally came before me and stated to my satisfaction that this person (or if more than one, each person):
(a) was the maker of the attached Deed;
(b) was authorized to and did execute this Deed as President and Secretary of Capozzi Family Foundation, the entity named in this Deed;
(c) made this Deed for \$ 285,000.00 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.); and
(d) executed this Deed as the act of the entity.

RECORD AND RETURN TO:
CHARGE, RETURN TO
PILGRIM TITLE AGENCY,
34 S. BROAD STREET
WOOD BRIDGE, NJ 07095

Robert Glick
(Print name and title below signature)

ROBERT GLICK
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 11, 2000

96 DEC - 2 PM 2:56
RECORDED
GLoucester COUNTY

36018 96