

DEED

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

This Deed is made on November 27, 19 85

Walter L. Roth, Jr.

BETWEEN GEORGE F. DAMMINGER and DORIS M. DAMMINGER, his wife

13683

whose address is

referred to as the Grantor,

AND FRANK GAMBINO, single man

whose post office address is R.D.#1, Box 417, Glassboro, New Jersey 08028
referred to as the Grantee.

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

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 **SEVENTY-NINE THOUSAND, (\$79,000.00) DOLLARS**

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of **Borough of Pitman**
Block No. **81** Lot No. **13** 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 **Borough** of **Pitman**
County of **Gloucester** and State of New Jersey. The legal description is:

BEGINNING at a point in the Southwesterly line of South Woodbury Avenue (also known as Woodbury and Glassboro Road) (66 feet wide), said point being measured South 11 degrees 10 minutes East along said line of Woodbury Avenue, a distance of 272.80 feet from a point forming the intersection of the Southwesterly line of Woodbury Avenue with the Southerly line of East Holly Avenue (50 feet wide), said point also being in line of lands N/F of Lewis G. Davis, et ux, and from said point; thence

(1) South 11 degrees 10 minutes East, along said line of Woodbury Avenue, a distance of 79.00 feet to a point in line of lands N/F of Roy P. Peterson, et ux; thence;

(2) South 72 degrees 35 minutes West, along line of lands N/F of Roy P. Peterson, a distance of 272.09 feet to a point in line of lands N/F of Norman L. Murphy; et ux; thence

(3) North 15 degrees 40 minutes West, along line of lands N/F of Norman L. Murphy, a distance of 78.54 feet to a point in line of lands N/F of Lewis G. Davies, et ux; thence

(4) North 72 degrees 35 minutes East, along line of lands N/F of Lewis G. Davies, et ux, a distance of 278.25 feet to the point

COUNTY OF GLOUCESTER
CONSIDERATION: \$79,000.00
REALTY TRANSFER FEE \$276.50
DATE 11-28-85 BY EFB

and place of beginning.

BEING shown as Lot 13, Block 81, Plate 4 on the Tax Map of the Borough of Pitman.

ALSO BEING known as No. 18 South Woodbury Avenue.

BEING the same lands and premises conveyed to George F. Damming and Doris M. Damming, His wife, by deed from Vincent G. Orme, Jr., dated July 14, 1980 and recorded July 16, 1980 in deed book 1409, page 155.

SUBJECT TO REPORT OF RECORD of Restrictions as in Deed Book 131, page 391.

Promises by Grantor. The Grantor's promises are listed below. Each promise is expressed in the language of a New Jersey law (with a reference to the law) and is followed by an explanation in plain language. The Grantor promises that:

- a. the Grantor is lawfully seized of the said land (N.J.S.A. 46:4-3) - the Grantor is the legal owner;
- b. the Grantor has the right to convey the said land to the Grantee (N.J.S.A. 46:4-4) - the Grantor has the right to convey (sell) this property;
- c. the Grantee shall have quiet possession of the land (N.J.S.A. 46:4-5) - the Grantee will not be disturbed by others with claims against this property;
- d. the Grantor will execute such further assurances of the said lands as may be requisite (N.J.S.A. 46:4-10) - the Grantor will comply with the Grantee's reasonable requests to correct any title defect; and
- e. the Grantor will warrant generally the property hereby conveyed (N.J.S.A. 46:4-7) - the Grantor guarantees the Grantee's ownership of the property.

Who is Bound. The promises made in this Deed are legally binding upon the Grantor and all who lawfully succeed to the Grantor's rights and responsibilities. These promises can be enforced by the Grantee and all future owners of the property.

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:

[Signature]

George F. Damming (Seal)
George F. Damming

Doris M. Damming (Seal)
Doris M. Damming, h/w

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER
I CERTIFY that on *December 7*, 19 *85*,

SS.:

George F. Damming and Doris M. Damming, h/w 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 \$ *79,000.00* 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.)

[Signature]
(Print name and title below signature)
DOLORES WHITE
Notary Public of New Jersey
My Comm. Exp. June 8, 1988

STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on

, 19

SS.:

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)

Received Dec. 30th AD. 19 85
 At 2:13 o'clock p.m.
 and recorded in the Clerk's Office
 of Gloucester County, at Woodbury
 in book 1534 of DEEDS
 page 5238c

Joseph J. Hoffman
 gw Clerk

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

DEED

Dated: December 7, 1985

George F. Damming and
 Doris M. Damming, his wife

Grantor.

TO

Frank Gambino, single man

Grantee.

Record and return to:

CHARLES, RECORD, RETURN TO
 PILGRIM TITLE AGENCY,
 34 S. BROAD STREET
 WOODBURY, NJ 08096

1 11.50 DEED
VOID
 1 11.50-DEED
 1 15.00 DEED
 3 276.50 DEED
 1230 538 5 12/30/85 291.50 TOTL
 291.50 TOTL 2:13 PM 11.50 CHRG
 291.50 TOTL 2:13 PM 11.50 CHRG
 2:13 PM 1930 538 5 12/30/85
 291.50 TOTL 2:13 PM 280.00 CHRG