

DEED

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

This Deed is made on January 31, 19 91.
BETWEEN

Samuel J. Paparone
Samuel J. Paparone

061600

PAPARONE CORP., A NEW JERSEY CORPORATION

whose address is 702 N. White Horse Pike, Stratford, New Jersey
referred to as the Grantor.

AND

JOSEPH A. MANCINI & LORETTA A. MANCINI h/w

whose post office address is 237 Pino Valley Lane; Sewell, New Jersey
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 (\$163,500.00) One Hundred Eighty-Three Thousand Five Hundred and no/100ths-----
The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Deptford Township
Block No. 399.03 Lot No. 7 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 Township of Deptford
County of Gloucester and State of New Jersey. The legal description is:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND FORMING A PART HEREOF:

BEING the same land with other lands which became vested in Paparone Corp., a New Jersey corporation by deed from J-Prop, Inc. a New Jersey Corporation, dated July 25, 1988, recorded August 1, 1988 in Deed Book 1785; page 286.

Charge & Return To
American Title Abstract Corp.
600 Greentree Rd.
Turnersville, NJ 08012

CONSIDERATION: 1 103500.00 EXEMPT CODE: N

COUNTY	STATE	N.P.N.R.F	TOTAL
103.51	.00	200.99	392.50
DATE- 2/13/1991			

ST

DB2078-P139
TITLE INSURANCE COMMITMENT

Chicago Title Insurance Company
Title Number: 71222

SCHEDULE A
NUMBER 4
(CONTINUED)

DESCRIPTION

LAND AND PREMISES situate in the Township of Deptford, County of Gloucester and State of New Jersey, being more particularly described as follows:

BEGINNING at a point in the Easterly line of Pine Valley Lane (50 feet wide); distant 499.63 feet Southeastwardly from the Southerly end of a curve, radius 20 feet, connecting the said line of Pine Valley Lane with the Southerly line of Tall Pines Drive East (56 feet wide); said beginning point also being in the division line between Lots 7 and 8 on the block and plan hereinafter mentioned and runs; thence

(1) South 75 degrees 04 minutes 49 seconds East, along said division line, 164.00 feet to a point; thence

(2) South 14 degrees 55 minutes 11 seconds West, 125.00 feet to the division line between Lots 6 and 7; thence

(3) North 75 degrees 04 minutes 49 seconds West, along same, 164.00 feet to a point in the Easterly line of Pine Valley Lane; thence

(4) North 14 degrees 55 minutes 11 seconds East, along same, 125.00 feet to the place of beginning.

BEING Lot 7 in Block 399.03 as shown on the final plan of "Tall Pines Estates", Section 2, filed June 20, 1989 in the Gloucester County Clerk's Office as Map No. 8-71.

BEING Lot 7 Block 399.03 on the Tax Map of the Township of Deptford.

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
OR
PARTIAL EXEMPTION--
(c. 176, P. L. 1978)

ALL STATE LEGAL SUPPLY CO
One Commerce Drive, Clarendon, N. J. 07018
UGM 67-1

DB2078-P140

1/9

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF

Gloucester

COUNTY	STATE	N.P.R.F.	TOTAL
103.51	.00	208.49	312.00 ST
DATE: 2/13/1991			

*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, Patricia A. Allee, being duly sworn according to law upon his/her oath deposes and

says that he/she is the title company representative

In a deed dated , transferring real property identified as Block No. 300.03

Lot No. 7 located at 237 Pine Valley Lane, Sewall, New Jersey

Gloucester County, Deptford Township 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 \$ 200,000.00 / 183,500.00

(3) FULL EXEMPTION FROM FEE Deponent claims 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.

(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 yrs. of age or over. * ☐ Owned and occupied by grantor(s) at time of sale.
☐ One or two-family residential premises ☐ No joint owners other than spouse or other qualified exempt owners.

b) BLIND (See Instruction #8)

- ☐ Grantor(s) legally blind. * ☐ Owned and occupied by grantor(s) at time of sale.
☐ One or two-family residential premises ☐ No joint owners other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8)

- ☐ Grantor(s) permanently and totally disabled. * ☐ Owned and occupied by grantor(s) at time of sale.
☐ One or two-family residential premises ☐ Not gainfully employed.
☐ Receiving disability payments. ☐ 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 H.U.D. Standards. ☐ Reserved for Occupancy.
☐ Meets Income Requirements of Region. ☐ Subject to Resale Controls.

d) NEW CONSTRUCTION (See Instruction #9)

- ☒ Entirely new improvement. ☒ Not previously occupied.
☐ Not previously used for any purpose.

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 31
day of January, 1991

Patricia A. Allee

Patricia A. Allee

500 Greentree Road
Turnersville, NJ 08012

LORRAINE NEWMAN
NOTARY PUBLIC OF NEW JERSEY
COMMISSION EXPIRES NOV. 12, 1993

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	County		
Deed Number	Book	Page	
Recorded Date	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.
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. 19:18-6.12).
TRIPPLICATE - Pink copy is your file copy.

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

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:

- the Grantor is lawfully seized of the said land (N.J.S.A. 46:4-3) - the Grantor is the legal owner;
- 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;
- the Grantee shall have quiet possession of the land free from all encumbrances (N.J.S.A. 46:4-5) - the Grantee will not be disturbed by others with claims against this property and the property is free of all encumbrances;
- 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
- 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:

Sam J. Paparone
 Samuel J. Paparone, President and
 sole officer of the corporation
 (Seal)

STATE OF NEW JERSEY, COUNTY OF
 I CERTIFY that on

19

SS.:

and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- is named in and personally signed this Deed;
- signed, sealed and delivered this Deed as his or her act and deed; and
- made this Deed for \$ 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.)

(Print name and title below signature)

STATE OF NEW JERSEY, COUNTY OF Gloucester
 I CERTIFY that, on January 31, 1991.
 Samuel J. Paparone SS.:

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- this person is the President of Paparone Corp. the corporation named in this Deed;
- this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- this person knows the proper seal of the corporation which was affixed to this Deed;
- this person signed this proof to attest to the truth of these facts; and
- the full and actual consideration paid or to be paid for the transfer of title is \$ 183,500.00 (Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
 (Print name of officiating witness below signature)

Natalie J. Gordon

NATALIE J. GORDON
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires June 1, 1994

[illegible]