

DOCKET# 35605

Type: DEE
PAGES: 4

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 24679

03:08:22 P.M.

05/02/2003

DB 3585

149

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.

RECORD & RETURN TO:

40.00 P *First American Title Insur.*
EX *P.O. Box 980*
Quakertown PA 18951

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

CONSIDERATION: \$1.00 EXEMPT CODE: E
County \$1.00 State \$1.00 N.P.N.R.F. \$1.00 Total \$1.00
NJGLCAPE Date: 5/02/2003

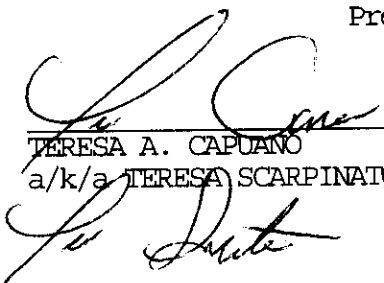
PLEASE RECORD AND RETURN TO
First American Title Insurance Company
472 California Road
Quakertown, PA 18951

DEED - BARGAIN AND SALE

IND. TO IND. OR CORP. - PLAIN LANGUAGE

File Number: PA3089

Prepared by:


TERESA A. CAPUANO
a/k/a TERESA SCARPINATO

This Deed is made on April 14, 2003,

BETWEEN

TERESA A. CAPUANO whose address is 4 Meadowlark Court, Washington Township, New Jersey, referred to as the Grantor,

AND

Capuano
TERESA SCARPINATO a/k/a/ TERESA SCARPINATO, whose post office address is , , 4 MEADOW LARK COURT, GLASSBORO, 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. The transfer is made for the sum of ONE DOLLAR AND NO/100 (\$1.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of WASHINGTON TOWNSHIP, Block No. 84.03, Lot No. 22, Account No. _____

Parcel Number BLOCK 84.03, LOT 22

_____ No property tax identification number is available on the date of this deed. (check if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the of WASHINGTON TOWNSHIP, County of GLOUCESTER, and State of New Jersey. The legal description is:

ALL THAT CERTAIN parcel of land situate in the Township of Washington, County of Gloucester and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the curved southeasterly line of Meadow Lark Court, said point being in the division line between Lots 17 and 18, Block 84.04 on plan hereinafter mentioned; thence

- 1) Northeastwardly along said line of Meadow Lark Court curving to the left on a radius of 1225 feet, an arc distance of 80.28 feet to a point in the division line between Lots 18 and 19; THENCE
- 2) South 09 degrees 57 minutes 16 seconds East along said division line a distance of 249.70 feet to a point in the southeasterly boundary line of said plan; THENCE
- 3) South 80 degrees 22 minutes 40 seconds West along said boundary line a distance of 80.00 feet to a point in the division line between Lots 17 and 18; THENCE
- 4) North 09 degrees 57 minutes 16 seconds West along said division line a distance of 242.73 feet to the point and place of BEGINNING.

BEING Lot 18, Block 84.04 on Final Phase 2, Spring Lake Farms Plan of Lots,

CONSIDERATION: \$1.00 EXEMPT CODE: E
County \$1.00 State \$1.00 N.P.N.R.F. \$1.00 Total \$3.00
NJGLCAPL Date: 5/02/2003

DOCKET# 35605

DB 3585 P 151

NC1645 - Affidavit of Consideration
RTF-1 (Rev. 1/1/86)
Print Date 2/97

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

ALL-STATE® Legal
A Division of ALL-STATE International, Inc.
908-272-0800

or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

To be recorded with Deed pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1995, and c. 151, P.L. 1995. CODE: E

STATE OF Pennsylvania COUNTY OF Bucks SS. County NJGLCAPE State Date: 5/02/2003 N.P.N.R.F. Total \$0.00 \$0.00 \$0.00 \$0.00

(1) PARTY OR LEGAL REPRESENTATIVE (See I

Deponent Sandy Crossan, being duly sworn according to law upon his/her oath

deposes and says that he/she is the Legal Representative in a deed dated April 14 2003
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 84.03 Lot No. 22

located at 4 Meadowlark Court Washington Township Gloucester
(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 \$

(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.

(a) Consideration of less than \$1.00

(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. *
☐ 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 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
day of

Sandy Crossan
Name of Deponent (sign above line)

Teresa A Capvano
Name of Grantor (type above line)

First American
Title Insurance Company
472 California Road
P.O. Box 980
Quakertown, PA 18951

4 meadowlark Ct.
Address of Grantor at Time of Sale

Notarial Seal
Joy Abbot Inkpen, Notary Public
Richland Twp., Bucks County
My Commission Expires Dec. 18, 2004

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 _____

Member, Pennsylvania Association of Notaries

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 - 8.12).

TRIPPLICATE - Pink Copy Is your file copy.

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

filed 9/13/1987 as Map No. 2091 (7-383).

ALSO known as Lot 22, Block 84.03 on the Township of Washington Tax Map.

BEING the same premises which Edward Rainey and Susan Rainey, husband and wife, by Indenture dated August 8, 2001 and recorded August 30, 2001 in the Office of the Recorder of Deeds in and for the County of Gloucester in Deed Book 3303 pag3 197, granted and conveyed unto Teresa A. Capuano.

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 grantors'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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page. Witnessed by:

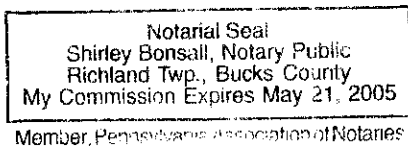
TERESA CAPUANO (Seal)

aka Teresa Scarpinato

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER SS.:

I CERTIFY that on April 14, 2003, TERESA A. CAPUANO aka Teresa Scarpinato 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 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
My commission expires: _____

DEED

TERESA A. CAPUANO
Grantor

TO

TERESA SCAPINATO a/k/a/
TERESA CAPUANO
Grantee

Dated: April 14, 2003

Record and return to:

FIRST AMERICAN TITLE INSURANCE CO.
472 CALIFORNIA ROAD, P.O. BOX 980
QUAKERTOWN, PA 18951