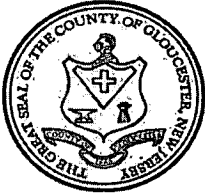


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2022 00018806*  Docket#: 00018806 Type:DEP Pages:4 James N. Hogan, Gloucester County Clerk Receipt#:1041087 12:42:23P Apr 26,2022 Recording Fee: 70.00 DB 6670 106
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 75,500.00 Tax/Code: S County: 75.50 State : 188.75 NJAHTF: .00 PHPFA : 37.75 EAA : .00 GenPur: .00 C)\$1M : .00 REALTY TOTAL: 302.00
Date of Document: April 8, 2022	Type of Document: Deed
First Party Name: Elvira A. DeFrank	Second Party Name: Carmelyn Vedar
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 451	Lot: 15 C0406
Municipality: (Deptford Township)	
Consideration: \$75,500.00	
Mailing Address of Grantee: 406 Winding Way Westville, NJ 08093	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

022-27606

Prepared by: John D. Kosylo, Esq.
Attorney at Law of New Jersey

DEED

DE 6670 107
DOCKET# 00018806

This Deed is made on April 8th, 2022, between

ELVIRA DeFRANK, whose address is 210 Locust Street, Apartment 12H, Philadelphia, Pennsylvania 19106, referred to as the "Grantor",

and

CARMELYN VEDAR, whose address is about to be 406 Winding Way, Westville, New Jersey 08093, referred to as "Grantee",

The Grantor grants and conveys ownership of the property described below to the Grantee for the sum of **Seventy Five Thousand Five Hundred and 00/100 Dollars (\$75,500.00)**.

By signing this Deed, the Grantor acknowledges receipt of this money/consideration.

The property being transferred is known as **406 Winding Way, Westville, New Jersey 08093**.

It is identified as **Block 451, Lot 15, Qualifier C0406 on the Official Tax Map of the Township of Deptford, County of Gloucester and State of New Jersey**. The legal description is:

ALL THAT CERTAIN lot, parcel or tract of land, situate and lying in the Township of Deptford, County of Gloucester and State of New Jersey, being more particularly described as follows:

AND including the appurtenances thereto, in fee simple, subject to the provisions of the New Jersey Condominium Act (R.S. 46: 8B-1 et seq.) Its amendments, supplements, and to the provisions of that certain Master Deed of Knightsbridge Condominium, dated July 31, 1973 and recorded July 31, 1973 in the office of the Clerk of Gloucester County in Book 1246 of Deed for said County at page 570 and more particularly described as Unit D-6 in said Condominium, which Unit has been more specifically defined in the Master Deed aforesaid, is hereby conveyed in conformity with R.S. 46: 8B-10 and includes the fee in an undivided 0.690 percentage interest in the common elements of said Condominium as same may be lawfully amended from time to time pursuant to said Master Deed.

SUBJECT to the provision of the New Jersey Condominium Act, its supplements and amendments, and to the conditions, restrictions, covenants and agreements set forth in the Master Deed aforesaid, including the By Laws of the Knightsbridge Condominium and any amendments thereto.

BEING the same land, parcel and premises which became vested in Elvira DeFrank by deed from Deanna Clifford dated March 28, 2003 and recorded with Gloucester County Recording Office on April 15, 2003 in Book 3577, Page 82.

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" as defined in 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.

GIT/REP-1
(10-21)State of New Jersey
Nonresident Seller's Tax Declaration

(Print or type)

Seller's Information

Name(s)

ELVIRA DeFRANK

Current Street Address

210 LOCUST STREET, APARTMENT 12H

City, Town, Post Office

PHILADELPHIA

State

PA

ZIP Code

19106

Property Information

Block(s)

451

Lot(s)

15

Qualifier

C0406

Street Address

406 WINDING WAY

City, Town, Post Office

WESTVILLE (DEPTFORD TOWNSHIP)

State

NJ

ZIP Code

08093

Seller's Percentage of Ownership

100

Total Consideration

75,500.00

Owner's Share of Consideration

75,500.00

Closing Date

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct, and complete. By checking this box ☐ I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

4/8/22
DateElvira A. De Frank
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

The Deed is signed by the Grantor as of the date at the top of the first page.

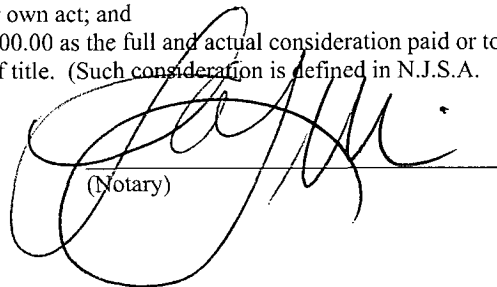
Witnessed:


ELVIRA DeFRANK

STATE OF N.J.
COUNTY OF Burlington SS:
April 8

I certify that on March 8, 2022, **ELVIRA DeFRANK**, personally came before me and stated that she:

- a) Was the maker of this deed; and
- b) executed this deed as her own act; and
- c) made this deed for \$75,500.00 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).


(Notary)

LISA FERRIS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 12, 2023

DEED:

ELVIRA DeFRANK
to
CARMELYN VEDAR

406 Winding Way
Westville, New Jersey 08093
Township of Deptford, County of Gloucester
Block 451, Lot 15, Qualifier C0406

RECORD AND RETURN TO:

Record and Return to
CoreTitle
1300 Route 73, Suite 112
Mt. Laurel, NJ 08054