

DB2959-P278

049355

**Corporate Bargain and Sale Deed with Covenant against
Grantor's Acts**

DEED

Prepared by:

Denise Rosser

Denise Rosser

(Print signer's name below signature)

THIS DEED is made on January 12, 1999 , between

C & D Builders, Inc., a corporation of the state of New Jersey

having its principal office at P.O. Box 750, Franklinville, New Jersey 08322, referred to as the Grantor and

Thomas W. Pyle, III and Tiffany A. Keating

whose post office address is referred to as the Grantee. The word "Grantee" shall mean 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 One Hundred Twelve Thousand Dollars (\$112,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Franklin, Block No. 1603, Lot No. 24., Account No.

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:

SEE ATTACHED LEGAL DESCRIPTION

Being the same land and premises which became vested in C & D Builders, a New Jersey Corporation by Deed from Jim Sullivan, Inc. dated 3/6/97, recorded 3/14/97 in Deed Book 2744 at page 321.

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)

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.

Attested by:

Denise Rosser
Denise Rosser Vice President

By: *Arret Dobson*
Arret Dobson President

STATE OF NEW JERSEY, COUNTY OF Gloucester

SS:

I CERTIFY that on January 12, 1999 , personally came before me and acknowledged under oath, to my satisfaction, that:

- (a) this person is the Vice President of C & D Builders, Inc., the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper

Consideration : \$ 112000.00 Exempt Code: D

County	State	L.P.E.R.F	Total
112.00	0.00	56.00	168.00
rosser	Date: 01/25/1999	1-27-99	

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LEGAL DESCRIPTION

All that certain lot, place or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Franklin, County of Gloucester, State of New Jersey:

Beginning at the rebar set in the northwesterly line of McCurdy Avenue (as proposed 50 feet wide) said point being the northeasterly end of a curve connecting said northwesterly line with the northeasterly line of Coles Mill Road (as proposed 59.75 feet wide) and running thence;

- (1) Along the northwesterly line of McCurdy Avenue, North 13 degrees 00 minutes 00 seconds East a distance of 185.95 feet to a point; thence
- (2) North 77 degrees 00 minutes 00 seconds West a distance of 206.23 feet to a point in the line of lands now or formerly of Barton C. Inc.; thence
- (3) Along lands of said Barton, parallel with McCurdy Avenue, South 13 degrees 00 minutes 00 seconds West a distance of 219.37 feet to a rebar set in the northeasterly line of Coles Mill Road; thence
- (4) Along said Northeasterly line, South 79 degrees 39 minutes 00 seconds East a distance of 182.58 feet to a point of curvature; thence
- (5) Along the aforesaid connecting curve, curving to the northeast on a radius of 25 feet, an arc distance of 38.11 feet to the point and place of beginning.

Being known as Lot 24, Block 1603 on the Tax Map of Franklin Township.

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NC1645-Affidavit of Consideration
RTF-1 (Rev. 1/1/86)
6/96

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. 295, P.L. 1995 (N.J.S. 17:27) Exempt Code: D

STATE OF NEW JERSEY

COUNTY OF Gloucester SS.

County	State	L.P.R.F.	Total
112.00	0.00	56.00	168.00
renew	Date: 01-25-1999	1-27-99	

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side.)

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

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

in a deed dated Jan 12, 1999, transferring real property identified as Block No. 11603

Lot No. 24 located at 15 McCurdy Avenue
(Street Address, Municipality, County)
Franklinville NJ

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 \$ 112,000.00

(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. *
- ☐ 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 25 day of January 1999
Nancy Debrosse

Juliane Bruynell
(Name of Deponent, sign above line)

57 Euclid St
Address of Deponent

Juliane Bruynell
(Name of Grantor, sign above line)

57 Euclid St
Address of Grantor at Time of Sale

NANCY DEBROSSE
Notary Public of New Jersey
My Commission Expires June 23, 2000

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 - 8.12).

TRIPLICATE - Pink Copy Is your file copy.

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

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- (c) corporate officer who is Arnet Dobson, the President of the corporation;
(d) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
(e) this person knows the proper seal of the corporation which was affixed to this Deed;
(f) this person signed this proof to attest to the truth of these facts; and
(g) the full and actual consideration paid or to be paid for the transfer of title is \$112,000.00. (Such consideration is defined in N.J.S.A. 46:15-5.)

Denise Rosser
Denise Rosser

Signed and sworn to before me
on December 12, 1999

Dawn M. DeValerio

DAWN M. DEVALERIO
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 14, 2002

DEED	Dated:
C & D Builders, Inc.	Record and return to:
Grantor,	
TO	
Thomas W. Pyle, III	
Tiffany A. Keating	
Grantee.	

DB2959-P282

In compliance with the statute I have presented an abstract of the return to the assessor of the taxing district therein mentioned.

JAMES N. HOGAN
COUNTY CLERK

RECORDED
GLOUCESTER COUNTY

99 JAN 27 PM 2:41

James N. Hogan

CHARGE & RETURN
Congress Tile Corp.
57 Euclid Street
Woodbury, NJ 08096

99 03086

Consideration: \$ 112000.00 Exempt Code: D
Total 156.00
State N.P.M.R.F. 56.00
County 112.00
Date: 01/26/1999 1-27-99

James N. Hogan
RECORDED
GLOUCESTER COUNTY
99 JAN 26 PM 2:11

99 02934

1532dd98

26.00 c

168.00 p

Misc.