

Consult your Lawyer before signing this deed — it has important legal consequences.

Deed

017396

Date

This Deed is made on June 23, 19 95 between

Parties

Grantor
Full name(s)
and post
office address

CANTERBURY ASSOCIATES, A NEW JERSEY GENERAL PARTNERSHIP
c/o Galman Investments NJ, Inc.
1223 Pinewood Road
Villanova, PA 19085

Grantee
Full name(s)
and post
office address

ERIC J. STRONGIN and FRANCINE TIRALLI-STRONGIN, Husband and Wife
746 Slate Court
Sewell, NJ 08080
(Tenants by the Entireties)

Grantor, and

Grantee.

(The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed.)

Consideration

In return for the payment to the Grantor by the Grantee of Ninety Five

Conveyance

Thousand Seven Hundred Twenty Dollars (\$ 95,720.00),
the Grantor grants and conveys to the Grantee all of the land located in the
Township of Washington County of Gloucester
and State of New Jersey, specifically described as follows:

Description
of Land

SITUATE in the State of New Jersey, County of Gloucester and being more accurately described on Exhibit "A", attached hereto and made a part hereof.

Consideration : 9 95720.00 Exempt Code: D

County	State	N.P.W.R.F	Total
96.00	0.00	48.00	144.00
renee	Date: 08/07/1995		

This Deed was prepared by

Andrea Nimchuk

Print or type name.

Andrea Nimchuk

Signature

EXHIBIT "A"

SITUATE in the State of New Jersey, County of Gloucester and described as follows:

BEING UNIT NO. 746, 746 Slate Court, as would more fully appear in the Master Deed creating and establishing Canterbury Mews Condominium, dated 6/25/1985, and recorded 4/9/1986 in Deed Book 1541 page 862, et seq., and amended by Master Deed of Canterbury Mews Condominium, recorded 7/5/1988 in Deed Book 1755 page 155, and further amended by Second Amendment to Master Deed of Canterbury Mews Condominium, recorded 1/3/1994 in Deed Book 2382 page 202.

TOGETHER with a proportionate undivided interest in the Common Elements, as may be amended from time to time.

BEING the same premises inter-alia which the FDIC as Receiver of New Bank of New England, N.A., by Deed dated December 21, 1993 and recorded January 3, 1994 in the Office for the Recording of Deeds in and for the County of Gloucester, State of New Jersey in Deed Book 2382 page 197, granted and conveyed unto Canterbury Associates, a New Jersey General Partnership, their successors and assigns, in fee.

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)JULIUS BLIMBERG, INC.
PUBLISHERS, NYC 10013PARTIAL 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. 1985 (N.J.S.A. 46:15-5 et seq.)

Consideration : \$ 95720.00 Exempt Code: D

STATE OF NEW JERSEY }
COUNTY OF Gloucester } ss.

County	State	N.P.M.R.F	Total
96.00	0.00	48.00	144.00

renee Date: 06/07/1995

*The symbol "f" to indicate that fee is exclusively for county use

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

Deponent, Jerald Slipakoff (Name), being duly sworn according to law upon his/her oath deposes and says that he/she is the Vice-Pres. of Galman Investment NJ, INC. in a deed dated June 23, 1995 (State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co. Lending Institution, etc.) transferring real property identified as Block No. 53 Lot No. 4.02 located at 7746 Slate Court, Sewell NJ 08080 (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 \$ 95,720.00

(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.
- C. LOW AND MODERATE INCOME HOUSING (See Instruction #8)
- ☐ Affordable According to H.U.D. Standards.
- ☐ Meets Income Requirements of Region.
- ☐ Reserved for Occupancy.
- ☐ 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 23rd day of June 19 95.

c/o Galman Investments NJ Inc.

1223 Pinewood Road

Villanova, PA 19083

Name of Grantor

Address of Grantor at Time of Sale

MARIL
NOTARY PUBLIC
MY COMMISSION

FOR OFFICIAL USE ONLY			
Official space for use of County Clerk or Register of Deeds.			
Document Number	County	Book	Page
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—County to forward yellow copy to Division of Taxation on partial exemptions from fee. (1) I.A.C. 18-16-R-121

082562-P1128

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

DB2562-P129

Municipal Lot
and Block or
Account Number

The land is now designated as Lot 4.02 in Block 53
on the municipal tax map (or as Account No: 60746).

Check box
if applicable

☐ No property tax identification number for the land is available at the
time of this conveyance.

Covenant as to
Grantor's Acts

The Grantor covenants that the Grantor has done no act to encumber
the land.

Receipt of
Consideration

The Grantor has received the full payment from the Grantee.

Signature of
Grantor

The Grantor signs this Deed on the first date above. If the Grantor is
a corporation this Deed is signed by its corporate officers and its corporate
seal is affixed.

Signed, sealed and delivered in
the presence of or attested by:

MARILYN ORTIZ

✓ Galman Investment

Associates, L.P., a New Jersey limited
partnership, by its sole general
partner as follows:

✓ GALMAN INVESTMENTS NJ, INC., A NEW
JERSEY CORPORATION

BY: *[Signature]*
Jerald E. Slipakoff, Vice President

ATTEST: *[Signature]* (SEAL)
Paul B. Schlimme, Asst. Secretary

Corporation Acknowledgment No. 847-A

Printed and Sold by John C. Clark Co., 1326 Walnut St., Phila.

STATE OF NEW JERSEY

County of Gloucester

On this, the 23rd day of June, 1995, before me,

personally appeared Jerald Slipakoff
to be the Vice-President

of Galman Investments NJ, Inc., a NJ
Corp. sole general partner of Galman Investment Associates, c.p., Managing partner
of Canterbury Associates, a corporation, and that he as such officer, being authorized to do so, executed
the foregoing instrument for the purposes therein contained by signing the name of the corporation,
by himself (herself) as Vice-President

In Witness Whereof, I have hereunto set my hand and official seal.

MARILYN ORTIZ
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAR 29, 1999

DB2562-P130

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

CANTERBURY ASSOCIATES, A NEW
JERSEY GENERAL PARTNERSHIP

to

ERIC J. STRONGIN and FRANCINE
TIRALLI-STRONGIN, H/W

Record and return to:

Chystone Agency, Inc.
1500 Walnut St.
Suite 301
Phila., PA 19102

95-1854-NJ

County	State	L.P.L.R.F.	Total
96.00	8.00	48.00	144.00
remee	Date: 08/07/1995		P

Consideration : \$ 55728.00 Exempt Code: D

26,000 P

95 AUG - 7 AM 11:33

95 99559

RECORDED
AT QUINCY COUNTY