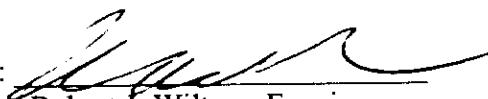


DB3006-P097

RECORD & RETURN TO:
GROUP 21 TITLE AGENCY
FIVE GREENTREE CENTRE STE. 111
HARTFORD, NJ 08622

067531

Prepared By: 
Robert J. Wiltsee, Esquire

DEED

This Deed is made on June 7, 1999

BETWEEN CAPOZZI FAMILY FOUNDATION a non-profit membership corporation
in the State of Delaware

having its principal office at 1523 Harding Highway, Newfield, New Jersey 08344

referred to as Grantor.

AND EARL MITCHELL and LISA MITCHELL

whose post office address is 1726 Tuckahoe Road, Newfield, New Jersey 08344

referred to as Grantee.

The words "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to Grantee. This transfer is made for the sum of **THIRTY FIVE THOUSAND (\$35,000.00) DOLLARS**

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Township of Franklin

Block No. 6002 Lot No. 3 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 Franklin, County of Gloucester and State of New Jersey. The legal description is:

ALL that certain land and premises situate in the Township of Franklin, County of Gloucester and the State of New Jersey, bounded and described as follows:

BEGINNING at the intersection of the center line of the Tuckahoe Road with the center line of the Dutch Mill Road now called Cedar Lake Road and extends; thence

(1) along the center line of the Cedar Lake Road, South 68 degrees 50 minutes West 19 chains and 50 links to a corner in the center line of the said Cedar Lake Road; thence

(2) North 20 degrees West 9 chains and 97 links to a stone corner; thence

(3) North 88 degrees 40 minutes East crossing said Tuckahoe road 20 chains and 31 links to a point in the line of lands of Gaetano Rubino; thence

(4) South 20 minutes West 25 links to a corner of said Rubino's land; thence

(5) still by Rubino's land, North 88 degrees 50 minutes East 4 chains and 27 links to another corner to said Rubino; thence

(6) partly by Rubino's land and partly along the line of land of Carmen Mongello, South 04 degrees 15 minutes East 7 chains and 36 links to a corner of said Mongello's land; thence

Consideration : \$ 35000.00 Exempt Code: S

County	State	I.P.M.R.F	Total
25.04	87.46	0.00	122.50
gall	Date: 06/23/1999		

0B3006-P098

ALL that certain tract of lands situate in the Township of Franklin, County of Gloucester and State of New Jersey, bounded and described as follows:

BEGINNING at an iron pin set in the curved northeasterly line of Tuckahoe Road, also known as Gloucester County Route No. 557 (70 feet wide), said point being corner to lands now or formerly of I. Battista, said point also being the following two courses from the point of intersection of the centerline of Tuckahoe Road with the centerline of Dutch Mill Road (33 feet wide):

- a) along the centerline of Tuckahoe Road, curving to the right in a northerly direction on a radius of 4092.56 feet, an arc distance of 134 feet to a point; and
- b) North 81 degrees 41 minutes 44 seconds East a distance of 36.88 feet to the beginning point, and running: thence

(1) along the northeasterly line of Tuckahoe Road, curving to the right in a northerly direction on a radius of 4057.56 feet, an arc distance of 353.91 feet to a concrete monument found at a point of tangency; thence

(2) along same, North 21 degrees 47 minutes 17 seconds West a distance of 183.00 feet to an iron pin set, being corner to lands now or formerly of Andrew Jr. and Donna L. Bellone; thence

(3) along lands of said Bellone, North 88 degrees 25 minutes 36 seconds East a distance of 498.04 feet to a concrete monument found; thence

(4) along same, South 11 degrees 35 minutes 04 seconds East a distance of 460.46 feet to an iron pin set; thence

(5) along lands of the aforesaid Battista, South 81 degrees 41 minutes 44 seconds West a distance of 380.89 feet to the point and place of beginning.

CONTAINING an area of 4.9106± acres.

BEING known as Lot 3 in Block 6002 on the Township of Franklin Tax Maps.

DB3006-P099

Being more particularly described in accordance with Legal Description attached hereto and made a part hereof.

(7) passing along said Mongello land and also the line of land conveyed to Donato Rossomando, North 89 degrees West 6 chains and 31 links to a point in the center line of the said Tuckahoe Road; thence

(8) along the said center line of the Tuckahoe Road, South 18 degrees 30 minutes East 2 chains and 52 links to the place of beginning.

EXCEPTING thereout and therefrom all that certain land conveyed by Deed from Anthony DiNapoli, single to Anthony Spinnato and Rose Spinnato, his wife, dated September 20, 1946 and recorded September 21, 1946 in Deed Book 548, Page 139, said land being described as follows:

BEGINNING at the intersection of the centers of Dutch Mill Road and Tuckahoe Road and running; thence

(1) along the center of Dutch Mill Road, South 88 degrees 50 minutes West 1287 feet to a point; thence

(2) North 20 minutes West 658.02 feet to a concrete stone; thence

(3) North 88 degrees 40 minutes East 1102 feet to the center of said Tuckahoe Road; thence

(4) along the center of Tuckahoe Road Southeastwardly 670 feet to the place of beginning.

BEING Lot 3, Block 6002, as shown on the Township of Franklin Tax Map.

COMMONLY known as Tuckahoe Road.

BEING the same land and premises which became vested in CAPOZZI FAMILY FOUNDATION a non-profit membership corporation of the State of Delaware by Deed from FRANK CAPOZZI, MILDRED CAPOZZI, LUCY CAPOZZI and EDITH CAPOZZI, dated 11/5/97, recorded 11/5/97, in Deed Book 2819, Page 229 in the Gloucester County Clerk's Office.

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. The Grantor signs this Deed as of the date at the top of the first page.

Attested by:


LUCY CAPOZZI Secretary

By: 
FRANK CAPOZZI President

STATE OF NEW JERSEY, COUNTY OF *Camden* SS.:
I CERTIFY that on *June 7*, 19*99*

LUCY CAPOZZI

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

(a) this person was the subscribing witness to the signing of the attached deed;
(b) this deed was signed by FRANK CAPOZZI who is President of Capozzi Family Foundation the entity named in this deed and was fully authorized to and did execute this deed on its behalf;

(c) this deed was made for \$35,000.00 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); and

DB3006-P400

(d) the subscribing witness signed this proof under oath to attest to the truth of these facts.

Charlene M. Pollock

Sign and sworn to before me
on *June 7*, 1999

CHARLENE M. POLLOCK
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires February 7, 2004

DEED	Dated:
CAPOZZI FAMILY FOUNDATION a non-profit membership corporation of the State of Delaware GRANTOR	Record and Return To:
TO	RECORD & RETURN TO: GROUP LEA CO 2 GREENE ST. 111 MARLBOROUGH, NJ 08053
EARL MITCHELL and LISA MITCHELL, GRANTEES	

In compliance with the statute I have pre-
sented and returned to the within to the
assessor of the taxing district therein
mentioned

JAMES N. HOGAN
COUNTY CLERK

Consideration : 9 35000.00 Exempt Code: S

County	State	N.P.N.R.F	Total
35.04	87.46	0.00	122.50
gail	Date: 06/23/1999		

[Signature]

04-21-00 00:12:40

RECORDED
CLERK OF COUNTY

99 21823