

10NJ1287
CHARGE, RECORD RETURN
TRIDENT LAND TRANSFER CO. NJ
1409 N. KINGS HIGHWAY
CHERRY HILL, NJ 08034

PREPARED BY: DAVID A. WOLLMAN, ESQ.

DEED

THIS DEED is made on the 30th day of June, 2010 between

TERRY G. GRAHAM and ANTIONETTE V. GRAHAM, H/W

Grantor(s)

AND

CRAIG T. LaRAGIONE and GWENN E. LaRAGIONE,
Husband and Wife

193 Heritage Way
Deptford, New Jersey 08096

Grantee(s)

In return for the payment to the Grantor(s) by the Grantee(s) of **TWO HUNDRED FORTY THOUSAND DOLLARS (\$240,000.00)**, the Grantor(s) grant and convey to Grantee(s) all that certain parcel of land situate in the Township of Deptford, County of Gloucester and State of New Jersey and being further described as follows:

BEGINNING at a point on the Southeasterly side of Heritage Way (20.00 feet wide), a corner of Block 1.1 Lot 27 on said Plan thence from beginning point, leaving Heritage Way and extending along Lot 27, South 64 degrees 35 minutes 53 seconds East, crossing a 15.00 feet wide utility and sidewalk easement 140.88 feet to a point in line of Lot 28B Block 1.10 on said Plan; thence extending along same, South 26 degrees 34 minutes 47 seconds West, 54.01 feet to a point, a corner of Block 1.10, Lot 25 on said Plan; thence extending along same, North 64 degrees 35 minutes 53 seconds West, re-crossing said easement, 139.77 feet to a point on the Southeasterly side of Heritage Way, aforesaid; thence extending along Heritage Way, North 25 degrees 24 minutes 07 seconds East, 54.00 to first mentioned point and place of Beginning.

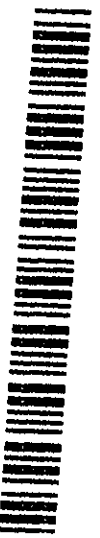
Also being known in accordance to a Final Plan of Lots-Heritage Phase Twp-B prepared by Land Dimensions Engineering, dated October 2001, revised April 10, 2002 and recorded as Plan No. 3814.

BEING known as Block 1.10, Lot 26 as shown on the Official Tax Map of the Township of Deptford.

Being the same land and premises which became vested in **TERRY G. GRAHAM and ANTIONETTE V. GRAHAM, Husband and Wife** by Deed from **HERITAGE ASSOCIATES, NJ, LP, a New Jersey Limited Partnership, EBG LAND CORP., NJ, INC General Partner**, dated December 17, 1993, recorded December 19, 2003 in Deed Book 3705, Page 38.

The Grantor(s) have received full payment from the Grantee(s).

Consideration: \$240,000.00 Exempt Code: S
City: \$240.24 St: \$599.76
N.J.A.H.T.F.: \$135.00 P.H.P.F.A.: \$120.00
E.A.A.: \$152.00 Gen Purp: \$1.00
CITY: \$1.00 REALTY TOTAL: \$1,247.00





State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION
(C.55, P.L. 2004)

GIT/REP-1
(6-10)

(Please Print or Type)

SELLER(S) INFORMATION

Name(s)

Terry G. Graham and Antionette V. Graham

Street Address:

Rockford IL 7603 Owl Trail IL 61114
City, Town, Post Office State Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
1.10	26	
Street Address:		
193 Heritage Way		
City, Town, Post Office		State Zip Code
Deptford		NJ 08096
Seller's Percentage of Ownership	Consideration	Closing Date
100.00000	\$ 240,000.00	06/30/10

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 could 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.

6/30/2010
Date
6/30/10
Date

Terry G. Graham
Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact
Antionette V. Graham
Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

First American Title Insurance Company

File Number: 10NJ1287

SCHEDULE C
PROPERTY DESCRIPTION

LAND AND PREMISES situate in the Township of Deptford, County of Gloucester and State of New Jersey as follows:

BEGINNING at a point on the Southeasterly side of Heritage Way (20 feet wide), a corner of Block 1.10, Lot 27 on said Plan; thence from said beginning point, leaving Heritage Way and extending along Lot 27

(1) South 64 degrees 35 minutes 53 seconds East, crossing a 15 feet wide utility and sidewalk easement, 140.88 feet to a point in line of Block 1.10, Lot 28 on said plan; thence

(2) Extending along same, South 26 degrees 34 minutes 47 seconds West, 54.01 feet to a point, a corner of Block 1.10 Lot 25 on said plan; thence

(3) Extending along same, North 64 degrees 35 minutes 53 seconds West, re-crossing said easement, 139.77 feet to a point on the Southeasterly side of Heritage Way, aforesaid; thence

(4) Extending along Heritage Way, North 25 degrees 24 minutes 07 seconds East, 54.0 to first mentioned point and place of beginning.

Also being known in accordance to a Final Plan of Lots - Heritage Phase Two-B prepared by Land Dimensions Engineering, dated October 2001, revised April 10, 2002, and recorded as Plan No. 3814.

BEING commonly known as 193 Heritage Way.

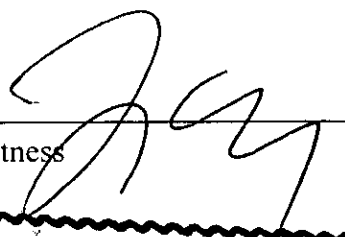
THE ABOVE DESCRIBED tract or parcel of land and premises being described according to a Survey of Premises made by Walter H. Macnamara Assoc., Inc., Professional Land Surveyors, dated June 23, 2010.

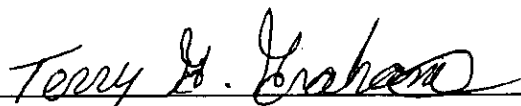
TAX NOTE: Being known as Block 1.10, Lot 26 on the official tax map.

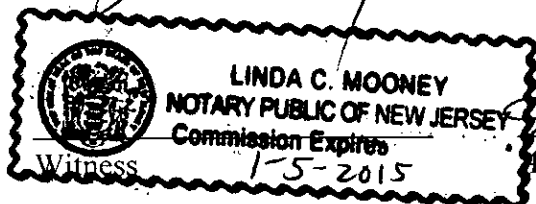
Promises by Grantor(s). The Grantor(s) promise that Grantor(s) have done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor(s) have not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor(s)).

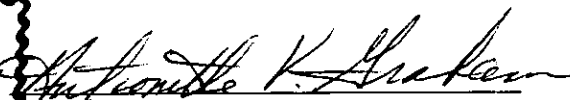
The Grantor(s) sign this Deed on the first date above. If the Grantor is a corporation, this deed is signed by its corporate officers and its corporate seal is affixed

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF OR ATTESTED BY:

Witness 


TERRY G. GRAHAM




ANTIONETTE V. GRAHAM

CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

STATE OF NJ :
COUNTY OF Camden SS: :

I am a Notary Public, an officer authorized to take acknowledgments and proofs in this State.

On 6/30, 2010, **TERRY G. GRAHAM and ANTIONETTE V. GRAHAM**, appeared before me in person. (If more than one person appears, the words "this person shall include the names of all who appeared before me and made this acknowledgment"). I am satisfied that this person is the person named in and who signed this Deed. This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the purposes and uses expressed in this Deed.

This person acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, C.49, 1(c), is \$240,000.00.

