

DB2721-P322

068036

Deed

This Deed is made on December 20, 1996
 BETWEEN T.L.A.M., Inc.

a corporation of the state of New Jersey
 having its principal office at 358 Union Road, Mickleton, NJ 08056

referred to as the Grantor,
 AND GARY ROACH AND LISA ROACH, HUSBAND AND WIFE

whose post office address is 9 Poplar Court, Mullica Hill, NJ 08062

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of ONE HUNDRED FORTY THREE THOUSAND FIVE HUNDRED DOLLARS (\$143,500.00)

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Harrison Township
 Block No. 37 Lot No. 1.17 Account No.

☐ No property tax identification number is available on the date of this Deed. (Check box if applicable.)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Township of Harrison County of Gloucester and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof (check box if applicable).

BEING the same land and premises with other lands which became vested in T.L.A.M., Inc., a New Jersey Corporation by deed from Centre Properties, Inc., a Corporation of the State of Pennsylvania, dated 3/17/94, recorded 3/28/94, in Deed Book 2408, page 30.

Prepared by: (print signer's name below signature)

(For Recorder's Use Only)

Mark R. Lail

Consideration : \$ 143500.00 Exempt Code: D

County	State	N.P.N.R.F	Total
143.50	0.00	71.75	215.25
diase	Date: 12/27/1996		

104PD - Deed - Bargain and Sale
 Cov. as to Grantor's Acts - Corp. to Ind. or
 Corp. - Plain Language 7/96

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 (908) 272-0800

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BB2721-P328

COMMITMENT NO. 6507/2048

SCHEDULE C

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

BEGINNING at a point on the Northeasterly curved line of Poplar Court, said point being in the division line between Lots 1.16 and 1.17 in Block 37 on plan hereinafter mentioned and from said beginning point extending thence

(1) North 62 degrees 38 minutes 00 seconds East, along said division line, 148.98 feet to a point on the Northeasterly boundary line of said plan; thence

(2) South 40 degrees 45 minutes 59 seconds East, along the said Northeasterly boundary line of said plan, 128.86 feet to a point in the division line between Lots 1.17 and 1.18, said block and plan; thence

(3) South 62 degrees 38 minutes 00 seconds West, along said division line, 155.21 feet to a point on the Northeasterly curved line of Poplar Court; thence

(4) Northwestwardly, curving to the left, having a radius of 150 feet, an arc distance of 42.80 feet to a point of tangency; thence

(5) North 40 degrees 45 minutes 59 seconds West, along the said Northeasterly line of Poplar Court, 85.21 feet to the point and place of **BEGINNING**.

BEING known and designated as Lot 1.17 in Block 37 as shown on Plan of Oak Knoll, Phase II made July 18, 1995 by Land Surveying and Land Planning and filed October 12, 1995 in the Office of the Gloucester County Clerk as Map No. 2749.

BEING also known as Lot 1.17 in Block 37 on the Tax map.

BEING No. 9 Poplar Court.

Shoel 059

CHARGE & RETURN
Corona-Tile Corp.
P.O. Box 5478
Bridgeton, NJ 08304-0478

DB2721-P324

NC1645 - Affidavit of Consideration
RFT-1 (Rev. 1/1/86) 9602-2STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR
EXEMPTION
(c. 49, P.L. 1968)ALL-STATE LEGAL, A Division of
ALL-STATE International, Inc.
908-272-0300

To Be Recorded With Deed Pursuant to c. 49, P.

STATE OF NEW JERSEY

COUNTY OF Gloucester

SS.

P Consideration: \$

143500.00

Exempt Code: D

County

143.50

State

8.00

Date: 12/27/1996

Total

215.25

N.P.R.F.

71.75

Use symbol "U" for

(1) PARTY OR LEGAL REPRESENTATIVE

(See Instructions #3, 4 and 5 on reverse side.)

Deponent Mark R. Lail

(Name)

, being duly sworn according to law upon his/her oath

deposes and says that he/she is the Secretary of T.L.A.M., Inc. - Grantor

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

in a deed dated Dec. 20, 1996, transferring real property identified as Block No. 37Lot No. 1.17 located at 9 Poplar Court, Mullica Hill 08062, Township of

(Street Address, Municipality, County)

Harrison, County of Gloucester, State of New Jersey

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 \$ 143,500.00

(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 #3 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 28 day of Dec., 1996

MARGARET J. ROSENTHAL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb. 3, 1998

Name of Deponent (sign above line)
Mark R. Lail
358 Union road
Mickleton, NJ 08056
Address of Deponent

Mark R. Lail

Name of Grantor (type above line)
358 Union Road
Mickleton, NJ 08056
Address of Grantor at Time of Sale

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

BB2721-P325

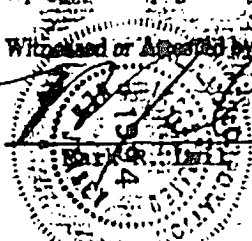
JOSEPH J. HOFFMAN
COUNTY CLERK
In compliance with the statute I have pre-
sented an abstract of the within to the
assessor of the taxing district therein
mentioned.

The street address of the Property is: 9 Poplar Court, Mullica Hill, NJ 08062

4. 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).

5. 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. (Print name below each signature).

Witnessed or Attested by


Mark R. Lail
Secretary

T.L.A.M., Inc.

By: 
Thomas Lail President

STATE OF NEW JERSEY, COUNTY OF Gloucester
I CERTIFY that on December 20, 1996

SS.:

Mark R. Lail

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of the attached Deed;
(b) was authorized to and did execute this Deed as Secretary
of T.L.A.M., Inc.

the entity named in this

(c) made this Deed for \$ 143,500.00 as the full and actual consideration paid or to be paid
transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.); and
(d) executed this Deed as the act of the entity.

RECORD AND RETURN TO:

Congress T. Lail
110 Barclay PAVE Rt 70
Cherry Hill NJ 08034


(Print name and title below signature)

MARGARET J. ROSENTHAL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb. 3, 1998

RECORDED
GLoucester COUNTY
96 DEC 27 AM 10:42

96 38539

104PD - Deed - Bargain and Sale
Cov. as to Grantor's Acts - Corp. to Ind. or
Corp. - Plain Language 7/96

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