

082942-P331

Deed

042898

This Deed is made on *November 27, 1998*
BETWEEN
HOVSONS, INC.,

a corporation of the state of NEW JERSEY
having its principal office at
4000 ROUTE 66 TINTON FALLS, NEW JERSEY 07753

referred to as the Grantor,
AND
SUZANNE M. SEWARD

whose post office address is
531 ST. MARTIN COURT, WILLIAMSTOWN, NEW JERSEY 08094

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 \$126,625.00
ONE HUNDRED TWENTY SIX THOUSAND SIX HUNDRED TWENTY FIVE DOLLARS
The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of MONROE TOWNSHIP
Block No. 9.0206 Lot No. 6 Qualifier No. 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 MONROE 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 KNOWN AS LOT 6 , BLOCK 9.0206 AS SHOWN ON PLAN ENTITLED PLAN OF LOTS
AMENDED HOLIDAY CITY AT MONROE, SECTION 3A , PHASE 1 FINAL, MONROE TOWNSHIP,
GLOUCESTER COUNTY, NEW JERSEY FILED OCTOBER 15, 1996 IN THE CLERK'S OFFICE
OF GLOUCESTER COUNTY AS MAP NO. 2826 .

TITLE to premises in question became vested in HOVSONS, INC., a New Jersey Corporation by
Deed from FREEWAY PROPERTIES, INC., a New Jersey Corporation dated May 28, 1981 and
recorded June 2, 1981 in the Office of the Clerk/Register of Gloucester County in Deed Book
1429, page 251.

Subject to Declaration of Covenants and Restrictions of Holiday City at Monroe, made by Holiday
City at Monroe, Inc., a Corporation of New Jersey dated January 10, 1989 and recorded January
12, 1989 in Deed Book 1827, page 103.

Second Supplemental Declaration of Covenants and Restrictions for Holiday City at Monroe made
by Holiday City at Monroe, Inc., a Corporation of New Jersey dated March 11, 1994 and recorded
in Deed Book 2407, page 152.

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

Gustaf D. Hirsch, Esquire

(For Recorder's Use Only)

Consideration : \$ 126625.00 Exempt Code: D

County	State	H.P.H.R.F	Total
127.00	0.00	63.50	190.50
suzanne	Date: 12/03/1998		

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR
EXEMPTION
(c. 49, P.L. 1968)
OR
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

ALL-STATE Legal, A Division of
ALL-STATE International, Inc.
908-272-0800

DB2942-P332

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 995, P.L. 1997, and c. 1005, P.L. 1998.

STATE OF NEW JERSEY
COUNTY OF BURLINGTON

SS.

Consideration : \$ 126625.00 Exempt Code: D

County	State	M.P.M.R.F	Total
127.00	0.00	63.50	190.50
suzanne		Date: 12/03/1998	

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

Deponent PETER R. COYLE, being duly sworn according to law upon his/her oath
(Name)

deposes and says that he/she is the CLOSING OFFICER OF CHICAGO TITLE INSURANCE CO a deed dated 11/23/98,
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 9.0206 Lot No. 6

located at 531 ST. MARTIN COURT, WILLIAMSTOWN, NEW JERSEY 08094

(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 \$ 126,625.00

(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 AP-PROPRIATE 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 23rd
day of November 1998

Charles Williams

CHARLES WILLIAMS
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES
SEPTEMBER 22, 1999

Peter R. Coyle
Name of Deponent (sign above line)
PETER R. COYLE

Address of Deponent

HOVSONS, INC.

Name of Grantor (type above line)
4000 ROUTE 66

TINTON FALLS, NJ 07753

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 - To be retained by County.

ORIGINAL AND COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

082942-P388

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

JAMES N. HOGAN
COUNTY CLERK

The street address of the Property is:
531 ST. MARTIN COURT, WILLIAMSTOWN, NEW JERSEY 08094

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:

Violet Gillies
VIOLET GILLIES ASSISTANT Secretary

JOYSONS, INC.
By: [Signature] President
JOHN R. VOGEL, EXECUTIVE VICE

STATE OF NEW JERSEY, COUNTY OF MONMOUTH
I CERTIFY that on November 23, 1998
VIOLET GILLIES

SS.

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 of

the entity named in this Deed;

- (c) made this Deed for \$ 126,625.00 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
(d) executed this Deed as the act of the entity.

RECORD AND RETURN TO:

RECORD & RETURN TO
CHICAGO TITLE INSURANCE COMPANY
28 A-1 E SECOND STREET
MOORESTOWN, N.J. 08057

[Signature]
(Print name and title below signature)
GULIET D. HIRSCH
ATTORNEY AT LAW OF NEW JERSEY

Consideration : \$ 126625.00 Exempt Code: D

County	State	N.P.H.R.F	Total
127.00	0.00	63.50	190.50
suzanne	Date: 12/03/1998		

104U - Deed - Bargain and Sale
Cov. as to Grantor's Acts - Corp. to Ind. or Corp.
Plain Language Rev. 10/96

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