

This Indenture, *MADE THIS*

27th day of February in the year
of our Lord one thousand nine hundred and sixty-nine

Between FRANK R. PENATER and MARGARET J. PENATER, his wife,

of the first part, and JOHN A. CAMPBELL and MARY CAMPBELL, his wife,
of 17 Barclay Drive, Washington Twp., Gloucester Co., N.J.

of the second part:

Witnesseth, That the said party of the first part, for and in consideration of

the sum of SEVENTEEN THOUSAND DOLLARS AND NO CENTS (\$17,000.00)

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, heirs and assigns, **ALL** that certain tract or parcel of land and premises situate in the Township of Washington, County of Gloucester, and State of New Jersey, bounded and described as follows:

BEGINNING at a point on the Southerly line of Avonbrook Drive (50 feet wide) being the Westerly end of an arc radius of 10 feet connecting the Westerly line of Barclay Drive (60 feet wide) with said Southerly line of Avonbrook Drive; thence (1) along same South 89 degrees 30 minutes 55 seconds West, 120 feet to a point being the Easterly line of a 16 foot drainage easement; thence (2) along same South 00 degrees 29 minutes 05 seconds East 100 feet to a point being the dividing line between Lots 12 and 13 Block 111 H, plan hereinafter mentioned; thence (3) along same North 89 degrees 30 minutes 55 seconds East 130 feet to point on said Westerly line Barclay Drive; thence (4) along same North 00 degrees 29 minutes 05 seconds West 90 feet to a point; thence (5) still along same Westwardly on a radius of 10 feet curving to the left the arc distance 15.71 feet to a point on said Southerly line of Avonbrook Drive being the point of beginning.

COUNTY OF GLOUCESTER
RECORDED
DATE 2/27/69 BY J. A. H.

BEING Lot 12 Block 111 H plan lots Bells Lake, Section #1.

BEING the same land and premises which became vested in Frank R. Penater and Margaret J., his wife, by deed from the Collins Corp., dated March 13, 1958 recorded March 18, 1958, book 901, page 291.

UNDER AND SUBJECT to certain
restrictions as now of record.

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and the profits thereof, and of every part and parcel thereof:

And also, all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever.

AND the said parties of the first part, their

heirs, executors and administrators **do** they by these presents covenant, grant and agree to and with the said party of the second part, their heirs and assigns, that they the said parties of the first part, their

heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances unto the said party of the second part, their heirs and assigns, against them the said parties of the first part, their

heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof,

SHALL and WILL
forever **DEFEND.**

WARRANT and

In Witness Whereof, the said parties of the first part to these presents herunto set their hands and seals dated the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF }

Gertrude R. Phillips

Frank R. Penater L.S.
FRANK R. PENATER

Margaret J. Penater L.S.
MARGARET J. PENATER

STATE OF New Jersey } ss.
COUNTY OF Gloucester }

Be it Remembered, that on this 21st day of February
in the year of our Lord one thousand nine hundred and sixty-nine
before me, the undersigned authority

personally appeared FRANK R. PENATER and MARGARET J. PENATER, his wife,

who, I am satisfied are the grantors mentioned in the above deed or convey-
ance and acknowledged that they signed, sealed and delivered the same as
their act and deed. The full and actual consideration paid or to be paid for
the transfer of title to realty evidenced by the within deed, as such consideration is
defined in P. L. 1968, c. 49, Sec. 1(c), is \$ 17,000.00 . All of which is
hereby certified.

Hester R. Phillips
NOTARY PUBLIC OF N. J.
MY COMMISSION EXPIRES 4-30-73

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

JOSEPH J. HOFFMAN
COUNTY CLERK

DEED-PLAIN WARRANTY (25) 59012

COMMONWEALTH LAND

TITLE INSURANCE COMPANY

5453 45
10.00 chg.
17.00 ph.
1.00 and

FEB 27 1969

FRANK R. PENATER, ET UX

-to-

JOHN A. CAMPBELL and
MARY CAMPBELL, his wife,

Dated FEB 21 1969 19

Received in the Clerk's

office of the County of Gloucester

on the 27th day of Feb.

A. M. 1969 at 1:00 o'clock in

the afternoon, and recorded in Book

1161 of DEEDS

for said County, on pages 848 &c

Clerk

CHARGE

RECORD AND RETURN TO:

COMMONWEALTH LAND TITLE INS. CO.

317 MARKET STREET

CAMDEN, NEW JERSEY