

BOOK 1503 PAGE 656

DEED

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

Lewis Katz
LEWIS KATZ, ESQ

This Deed is made on November 9, 1984.

BETWEEN F.P.A. CORPORATION, a Delaware corporation

99328

whose address is 2507 Philmont Avenue, Huntingdon Valley, Montgomery
County, Pennsylvania referred to as the Grantor.

AND DONNA L. BERRY

whose post office address is 706 Sedgewick Court, Sewell, Washington
Township, New Jersey referred to as the Grantee.
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of FORTY-EIGHT THOUSAND FIVE HUNDRED FORTY----- (\$48,540.00) -----DOLLARS
The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of SEWELL-WASHINGTON TWP.
Block No. 18.2 Lot No. 44.6 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 Washington - Sewell
County of Gloucester and State of New Jersey. The legal description is:

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

BEING Unit Number 706 as shown in Exhibits B, C and D of the Master Deed creating and establishing the Hunt Club Condominium, a Condominium as provided by the Condominium Act of the State of New Jersey (P.L. 1969 C-257 approved 1/7/70 together with its supplements and amendments) given by F P A Corporation, a Delaware Corporation under date of 7/13/84 and recorded 7/24/84 in the Gloucester County Clerk's Office in Deed Book 4195, page 36, et seq. and also the undivided .78125% of the common interest in the common elements and limited common elements appertaining to said unit as shown in Exhibit D of said Master Deed.

BEING Tax Block 18.2, Lot 44.6.

BEING the same lands and premises, which, with other lands, became vested in F.P.A. CORPORATION, a Delaware Corporation, by two Deeds, one from ORLEANS CONSTRUCTION COMPANY-OPERATIONS, a Pennsylvania Partnership, dated March 29, 1980, and recorded in the Office of the Clerk of Gloucester County on April 9, 1980, in Deed Book 1402, page 1188; and the other from ORLEANS CORPORATION, a Pennsylvania Corporation, dated July 13, 1984, and recorded in the Office of the Clerk of Gloucester County on July 24, 1984, in Deed Book 1495, page 31.

UNDER AND SUBJECT to the express condition and restriction that no "For Sale" sign shall be placed or erected on said premises for a period of one (1) year from the date of the present indenture, but in the event of foreclosure by any mortgagee, this restriction shall not be binding.

*Subject to dilution by amendment.

COUNTY OF GLOUCESTER
CONSIDERATION \$48,540.00
REALTY TRANSFER TAX \$48.54
DATE 11-9-84 BY LK

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 SUPPLY CO.
One Commerce Drive, Cranford, N. J. 07016
ADGRV -1

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY }
COUNTY OF Canden } ss.

FOR RECORDER'S USE ONLY

Consideration \$ 48,540.00
Realty Transfer Fee \$ 49.00-co
Date 11-20-84 By AK

*Use symbol "C" to indicate that fee is exclusively for county use.

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

Deponent, DELANO B. PURSCCELL, being duly sworn according to law upon his/ her oath deposes and says that he/ she is the Vice President of Grantor (E.P.A. CORPORATION) in a deed dated November 9, 1984 transferring real property identified as Block No. 18.2 Lot No. 44.6 located at 706 Sedgewick Court, Sewell, Washington Township, Gloucester County, 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 \$ 48,540.00

(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 Instruction #8)

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.

c) 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.

d) NEW CONSTRUCTION (See Instruction #8)

- ☐ Entirely new improvement.
☐ Not previously used for any purpose.

- ☐ Not previously occupied.

Deponent makes 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 9th day of November, 19 84

Kathleen Muller

A Notary Public

KATHLEEN MULLER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 23, 1987

Delano B. Purscell
Name of Deponent DELANO B. PURSCCELL
2507 Philmont Ave., Huntingdon
Valley, Pennsylvania 17006
Address of Deponent

OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number 2180/66 County Gloucester
Deed Number _____ Book _____ Page _____
Deed Dated 11-9-84 Date Recorded 11-20-84

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended 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, pursuant to N.J.A.C. 18:16-8.12.

TRIPLICATE - Pink copy is your file copy.

Promises by Grantor. The Grantor's promises are listed below. Each promise is expressed in the language of a New Jersey law (with a reference to the law) and is followed by an explanation in plain language. The Grantor promises that:

- the Grantor is lawfully seized of the said land (N.J.S.A. 46:4-3) - the Grantor is the legal owner;
- the Grantor has the right to convey the said land to the Grantee (N.J.S.A. 46:4-4) - the Grantor has the right to convey (sell) this property;
- the Grantee shall have quiet possession of the land (N.J.S.A. 46:4-5) - the Grantee will not be disturbed by others with claims against this property;
- the Grantor will execute such further assurances of the said lands as may be requisite (N.J.S.A. 46:4-10) - the Grantor will comply with the Grantee's reasonable requests to correct any title defect; and
- the Grantor will warrant generally the property hereby conveyed (N.J.S.A. 46:4-7) - the Grantor guarantees the Grantee's ownership of the property. by, through or under Grantor

Who is Bound. The promises made in this Deed are legally binding upon the Grantor and all who lawfully succeed to the Grantor's rights and responsibilities. These promises can be enforced by the Grantee and all future owners of the property.

Signatures. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by:

Nathan Cooperstein
NATHAN COOPERSTEIN, Assistant
Secretary

F.P.A. CORPORATION (Seal)

BY: *Delano B. Purscell* (Seal)
DELANO B. PURSCCELL, Vice President

STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on

SS.:

, 19

and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):
(a) is named in and personally signed this Deed;
(b) signed, sealed and delivered this Deed as his or her act and deed; and
(c) made this Deed for \$ 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.)

(Print name and title below signature)

STATE OF NEW JERSEY, COUNTY OF *Camden*
I CERTIFY that on *November 9*, 19 *84*

SS.:

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

- this person is the Assistant secretary of F.P.A. CORPORATION, the corporation named in this Deed;
- this person is the attesting witness to the signing of this Deed by the proper corporate officer who is DELANO B. PURSCCELL the Vice President of the corporation;
- this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- this person knows the proper seal of the corporation which was affixed to this Deed;
- this person signed this proof to attest to the truth of these facts; and
- the full and actual consideration paid or to be paid for the transfer of title is \$ 48,540.00 (Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on
November 9, 19 *84*

Nathan Cooperstein
(Print name of attesting witness below signature)
Nathan Cooperstein, Assistant
Secretary

A Notary Public

KATHLEEN MULLER

NOTARY PUBLIC OF NEW JERSEY

PREPARED BY: *JERSEY*
KATZ, STRIMBER & ETTIN, P.A.
905 N. Kings Hwy., Cherry Hill, NJ 08034

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

JOSEPH J. HOFFMAN
COUNTY CLERK

Received 20 November A.D. 19 84

At 1:56 o'clock P.M.
and recorded in the Clerk's Office
of Gloucester County, at Woodbury
in book 1503 of DEEDS
page 656 &c

Joseph J. Hoffman
Clerk

15.00 DEED
49.00 DEED
64.00 TOTL
15.00 CHRG
15.00 CHRG
3 11/20/84
538 PH
1:56 PH
8232
64.00 TOTL
1:56 PH

DEED

Dated: November 9, 19 84

F.P.A. CORPORATION,
a Delaware Corporation

Record and return to:

TO

Grantor.

Charge, Record and Return to
Settlers Title Agency, Inc.
401 Route 70
Cherry Hill, New Jersey 08034

DONNA L. BERRY

Grantee.

15.00 DEED
49.00 DEED
64.00 TOTL
15.00 CHRG
15.00 CHRG
3 11/20/84
538 PH
1:56 PH
8232
64.00 TOTL
1:56 PH

2180
666