

Record #1

082557-P062

103-DEED - BARGAIN AND SALE (Covenant as to Grantor's Acts)
IND. TO IND. OR CORP. - Plain Language
(Rev. June 1992)

AD RVST-2

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One Commerce Drive, Cranford, N.J. 07016

CONFIRMATION

DEED

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

George F. Kroculick, Esq.

This Deed is made on July 18, 1995

BETWEEN

LOUIS J. CAMILLI, JR.
JOSEPH CAMILLI
LOUIS J. CAMILL, SR.

015642

whose address is Hickory Ave., Mantua, NJ

referred to as the Grantor,

AND

LOUIS J. CAMILLI, SR. & MARIE R. CAMILLI

whose post office address is 85 Hickory Ave., Mantua, NJ

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 \$1.00 (One Dollar)

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of

Block No. 80 Lot No. 2.01 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 Mantua County of Gloucester and State of New Jersey. The legal description is:

BEGINNING at a point in the Northeasterly line of Hickory Avenue (formerly known as Cresmont Avenue) (50 feet wide), said beginning point being South 62 degrees 53 minutes East, 120.00 feet measured along said Northeasterly line from the intersection of same with the Southeasterly line of Ferndale Avenue (40 feet wide) and extending from aforesaid beginning point; thence

(1) Along the Northeasterly line of Hickory Avenue (f/k/a Cresmont Avenue), South 62 degrees 53 minutes East, 120.00 feet to an iron pipe corner in the Northeasterly line of Springfield Avenue (of variable width, now vacated); thence

(2) Along said Northeasterly line North 27 degrees 07 minutes 104.00 feet more or less to a point in the high water line of Mantua Creek having passed over an iron pipe set 96.66 feet from the beginning of this course; thence

(3) Along said high water line in a Northwesterly direction, 75 feet more or less; thence

(4) Crossing lands of Louis J. Camilli, Jr., South 51 degrees 46 minutes 30 seconds West, 60 feet more or less; thence

(5) Still crossing said lands, North 62 degrees 53 minutes West, 26.0 feet; thence

(6) Still crossing same, 27 degrees 07 minutes West, 78.00 feet to the point and place of BEGINNING.

BEING A PART OF LOT 2, TO BE KNOWN AS LOT 2.01, BLOCK 80, TAX MAP.

BEING A PART of the same land and premises which became vested in Louis J. Camilli, Sr., Joseph Camilli, and Louis J. Camilli, Jr. by deed from the Secretary of Housing and Urban Development, dated 1/10/86, recorded 1/21/86 in Deed Book 1536, page 13.

Consideration : \$ 1.00 Exempt Code: E

County	State	N.P.N.R.F	Total
0.00	0.00	0.00	0.00
diase	Date: 07/25/1995		

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.
800-222-0510 in NJ 808-272-0800

V S T - 2

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF Burlington

ss.

Consideration : \$

1.00 Exempt Code: E

County	State	N.P.N.R.F	Total
0.00	0.00	0.00	0.00

diase Date: 07/25/1995

of record to be maintained for county use.

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

Deponent, Sharon Devone

(Name)

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

says that he/she is the Closing Agent

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

in a deed dated 7/18/95

, transferring real property identified as Block No. 80

Lot No. 2.01

located at 85 Hickory Avenue, Mantua Twp, NJ

(Street Address, Municipality, County)

Gloucester 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 \$ 1.00

(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.

Consideration is less than \$100.00

(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 #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 H.U.D. 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 19

day of July, 1995

Sharon Devone

Name of Grantor (Type above line)

The Pavilions at Greentree, Marlton, NJ

Address of Deponent

Address of Grantor at Time of Sale

MARILYN J. CONLEY

NOTARY PUBLIC OF NEW JERSEY

My Commission Expires Oct. 4, 1996

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 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 on partial exemption from fee (N.J.A.C. 18:16—8.12).

TRIPPLICATE — Pink copy is your file copy.

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

DB2557-P064

1995 28
The within sub-division was approved by the members of the
Planning Board of the Township of Mantua at a meeting held 7-18-95

Ken Green
CHAIRMAN, PLANNING BOARD

Peggy Veacock
SECRETARY, PLANNING BOARD

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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

Pamela O. Pearson

Louis J. Camilli, Sr. (Seal)
Louis J. Camilli, Sr.

Joseph Camilli (Seal)
Joseph Camilli

Louis S. Camilli, Jr. (Seal)
Louis S. Camilli, Jr.

STATE OF NEW JERSEY, COUNTY OF Gloucester
I CERTIFY that on July 19, 1995,

SS.: 139-40-3958

Louis J. Camilli, Sr. Joseph Camilli & Louis J. Camilli, Jr.
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) executed this deed as his or her own act; and,

(c) made this Deed for \$ 1.00 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.)

Pamela O. Pearson
(Print name and title below signature)
Pamela O. Pearson
Notary Public
Pamela O. Pearson
NOTARY PUBLIC OF NEW JERSEY
Commission Expires June 30, 1999

DB2557-P065

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

DEED

Dated: , 19

Record and return to:

TO

Grantor,

RECORD AND RETURN TO:
IMPERIAL TITLE AGENCY, INC.
PAVILIONS AT GREENTREE
SUITE 303
MARLTON, NEW JERSEY 08053
LA 4255

Grantee.

Consideration : \$ 1.00 Exempt Code: E
County State N.P.M.R.F. Total
0.00 0.00 0.00 0.00
Date: 07/25/1995

RECORDED
GLOUCESTER COUNTY
95 JUL 25 AM 11:45
COUNTY CLERK

95 97634

24.00
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