

DEED

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

RICHARD S. HOFFMAN, ESQ.

This Deed is made on December 11, 1989

BETWEEN THE ESTATE OF IRENE HIGSON, By DANIEL PARKER, Executor

030207

whose address is 151 Tuckahoe Rd., RFD 5, Williamstown, N.J. 08094
referred to as the Grantor,

AND THOMAS J. STALBA and MARY LOU STALBA, his wife
STALBA STALBA

whose post office address is 214 D Sunset Ave., Williamstown, N.J. 08094
referred to as the Grantee.

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

Grantor. The Grantor makes this Deed as the Personal Representative of the Estate of Irene Higson
late of the Township of Monroe County of Gloucester and State of New Jersey.

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 \$23,000.00

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Township of Monroe
Block No. 13801 Part of Lot No. 3 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 Monroe County of Gloucester and State of New Jersey. The legal description is:

BEGINNING at a point in the Southwesterly line of Tuckahoe Road (66 feet wide), said point being corner to Lot 4 on plan hereinafter mentioned, and running; thence (1) thereby, in part, and in part by Lot 4.01, South 76 degrees 30 minutes 16 seconds West 351.33 feet to a corner; thence (2) North 13 degrees 27 minutes 50 seconds West 92.99 feet to a corner; thence (3) North 76 degrees 30 minutes 16 seconds East 351.33 feet to a corner in the Southwesterly line of Tuckahoe Road, aforementioned, thence (4) along same, South 13 degrees 27 minutes 50 seconds East 92.99 feet to the point and place of beginning.

CONTAINING 0.75 acres of land, being the same, more or less.

BEING part of Lot 3, Block 13801, Monroe Township Tax Map.

The said Daniel Higson died on 3/2/72 and titled vested in Irene Higson, his wife, by right of survivorship.

CONSIDERATION: \$ 23000.00 EXEMPT CODE: EB

COUNTY STATE N.P.N.R.F. TOTAL
23.02 57.48 80.50
DATE: 12/14/1989

DB1950 P122

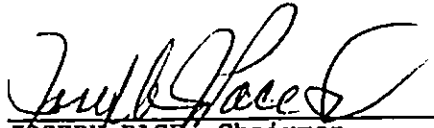
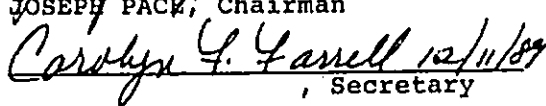
DB1950-P123

Title of record to premises in question became vested in Irene Higson, Widow by Deed from Randolph M. Valentino and Julia D. Valentino, dated 12/20/79, recorded 2/2/80 in Deed Book 1400, page 909. (Covers part of premises in question.

Title of record to premises in question became vested in Irene Higson, Widow by Deed from Irene Higson, Widow, dated 12/20/79, recorded 3/3/80 in Deed Book 1400, page 915. (Covers premises in question with other lands).

The said Irene Higson died 12/14/87 and by her Last Will and Testament dated 9/14/84, probated 12/30/87 in the Surrogate's Office of Gloucester County as Docket #87-1160, she did provide for the division of Lot 3, Block 13801 into three parcels, of which this parcel is one, in order for this parcel to be sold and the net proceeds distributed among the residuary heirs.

THIS IS A MINOR SUBDIVISION DEED. A minor subdivision having been granted by the Planning Board of the Township of Monroe on November 9, 1989.


JOSEPH PACE, Chairman

Carolyn F. Farrell 12/11/89
Secretary

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. 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:

ESTATE OF IRENE HILSON
BY: *[Signature]* (Seal)
DANIEL PARKER, Executor

[Signature] (Seal)

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER
I CERTIFY that on December 11, 1989

SS.:

DANIEL PARKER

personally came before me

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 \$ 23,000.00 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.)

[Signature]
(Print name and title below signature)
Richard S. Hoffman
Attorney at Law of N.J.

STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on

, 19

SS.:

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

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

Signed and sworn to before me on
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(Print name of attesting witness below signature)

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

CHARGE, RECORD, RETURN TO
SUPREME TITLE AGENCY, INC.
P.O. BOX 1048
VOORHEES, NJ 08043
609-435-8400

DEED

Dated: December 11, 1989

THE ESTATE OF IRENE HIGSON,
By DANIEL PARKER, Executor

Record and return to:

TO Grantor.

THOMAS J. STAUBA and
MARY LOU STAUBA, his wife

Grantee.

58

24.00 C

CONSIDERATION: \$ 23000.00 EXEMPT CODE:

COUNTY 23.02 STATE 57.18 N.P.M.R.F. .00 TOTAL 80.50
DATE: 12/14/1989

RECORDED
GLOUCESTER COUNTY
89 DEC 14 AM 10:41
COUNTY CLERK

89 96251