

DOCKET# 43773

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JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT# 32740 10:16:22 A.M.

06/30/2004
DB 3792 163

GLOUCESTER COUNTY RECORDING DATA PAGE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

CONSIDERATION: \$235,000.00 EXEMPT CODE: 5

County	State	N.P.N.R.F.	
\$235.24	\$587.26	\$127.50	
P.H.F.F.A.	E.A.A.		Total
\$117.50	\$140.50		\$1,208.00
NJGLTORC	Date: 6/30/2004		

1208.00 T.F.P
70000

RECORD & RETURN TO:

Presidential Title
1546 Blackwood - Clementon Rd.
P.O.B 1367
Blackwood NJ 08012

GLOUCESTER COUNTY RECORDING DATA PAGE
JAMES N. HOGAN, COUNTY CLERK

CONSIDERATION: \$235,000.00 EXEMPT CODE: S

N.P.N.R.F.

State

County

\$587.26

\$235.24

E.A.A.

P.H.P.F.A.

\$140.50

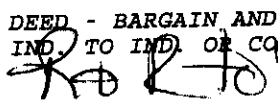
\$117.50

Total
\$1,208.00

Date: 6/30/2004

N.J. 1000

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


 Presidential Title Agency, Inc.
 1546 Blackwood-Clementon Road
 P.O. Box 1367
 Blackwood, N.J. 08012
 856-232-1900

Prepared By:


 RAYMOND J. ZANE, ESQUIRE
 DEED

This Deed is made on 6/25, 2004

BETWEEN Thomas A. Pipino and Karen A. Pipino

whose address is 15 Autumn Ridge Drive, Glassboro, New Jersey 08028

referred to as the Grantor,

AND Patrick Friel and Jeanine Bass

whose address is 510 Hancock Court, Deptford, New Jersey 08096

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 (transfer of ownership of) the property described below to the Grantee. This transfer is made for the sum of TWO HUNDRED THIRTY FIVE THOUSAND DOLLARS (\$235,000.00)

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Borough of Glassboro
 Block No. 408.21 Lot No. 8 Account No.

— No property tax identification number is available on the date of this Deed. (check box if applicable.)

Property. The property consists of land and all the buildings and structures on the land in the Borough of Glassboro, 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 Borough of Glassboro, County of Gloucester, State of New Jersey

Beginning at a point in the Northerly line of Autumn Ridge Drive (50 feet wide) said point being distant Northwardly, Northeastwardly and Eastwardly 520.48 feet from the Northerly end of a certain 20 foot radius curve connecting same with another portion of Autumn Ridge Drive (50 feet wide) and running thence

- (1) Along said Northerly line of Autumn Ridge North 81 degrees 00 minutes 00 seconds East, 80.00 feet to a corner in line of Lot 9; thence
- (2) Thereby North 09 degrees 00 minutes 00 seconds West, 100.00 feet to a corner in line of Lot 4, Block 408; thence
- (3) Along same South 81 degrees 00 minutes 00 seconds West, 80.00 feet to a corner to Lot 7; thence

**SCHEDULE A
PROPERTY DESCRIPTION**

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Glassboro, County of Gloucester State of New Jersey

Beginning at a point in the Northerly line of Autumn Ridge Drive (50 feet wide) said point being distant Northwardly , Northeastwardly and Eastwardly 520.48 feet from the Northerly end of a certain 20 foot radius curve connecting same with another portion of Autumn Ridge Drive (50 feet wide) and running thence

(1) Along said Northerly line of Autumn Ridge North 81 degrees 00 minutes 00 seconds East, 80.00 feet to a corner in line of Lot 9; thence

(2) Thereby North 09 degrees 00 minutes 00 seconds West, 100.00 feet to a corner in line of Lot 4, Block 408; thence

(3) Along same South 81 degrees 00 minutes 00 seconds West, 80.00 feet to a corner to Lot 7; thence

(4) Thereby South 09 degrees 00 minutes East, 100.00 feet to the point and place of Beginning.

The above description is drawn in accordance with a survey prepared by James A. lancy, Professional Engineer and Land Surveyor, dated January 24, 2001, revised on February 12, 2001.

FOR Information Only: Being also known as Lot 8 in Block 408.21 on the Tax Map of the Borough of Glassboro, New Jersey.

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

(4) Thereby South 09 degrees 00 ~~minutes~~ East, 100.00 feet to the point and place of Beginning.

FOR Information Only: Being also known as Lot 8 in Block 408.21 on the Tax Map of the Borough of Glassboro, New Jersey.

See Schedule A
 BEING the same lands and premises which became vested in Thomas A. Pipino and Karen A. Pipino, Husband and Wife by Deed from George J. Rayzis and Margaret A. Rayzis, f/k/a Margaret Anne Kovatch, dated February 15, 2001, recorded February 15, 2001 in Deed Book 3226, Page 22 in the Gloucester County Clerks Office.

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:

[Signature]
 Thomas A. Pipino

(Seal)

[Signature]
 Karen A. Pipino

(Seal)

STATE OF NEW JERSEY, COUNTY OF *Land* SS.:

I CERTIFY that on *June 25*, 2004,

Thomas A. Pipino and Karen A. Pipino, personally came before me and acknowledged under oath, to my satisfaction, that this person (or 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 \$235,000.00 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)

KAREN L. ORDILE
 A Notary Public of New Jersey
 My Commission Expires March 2, 2008

2005

DEED

Thomas A. Pipino and Karen A. Pipino

to

Patrick Friel and Jeanine M. Bass

DATED:

6/25/04

RECORD AND RETURN TO:

Presidential Title Agency, Inc.
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856-232-1900