

DB3041-P185

079831

Prepared By:

Robert J. Wilksee
Robert J. Wilksee, Esquire

DEED

This Deed is made on *Sept 30*, 19 *99*

BETWEEN ALFRED W. HILL AND ELLEN M. HILL, His Wife, whose address is 43 Pembroke Drive, Turnersville, New Jersey 08012, referred to as Grantor.

AND WILLIAM E. EHRESMANN AND ELIZABETH M. YOACHUM, As joint tenants with the right of survivorship, whose address is 43 Pembroke Drive, Turnersville, New Jersey 08012, referred to as 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 Grantee. This transfer is made for the sum of ONE HUNDRED FORTY-FIVE THOUSAND (\$145,000.00) DOLLARS.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Township of Washington

Block No. 192.11 Lot No. 54 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, County of Gloucester and State of New Jersey. The legal description is:

BEGINNING at a point in the Northwestern line of Pembroke Drive (50 feet wide) distant 338.61 feet Northeastwardly from the Easterly end of the curve connecting said line of Pembroke Drive with the Northeasterly line of Egg Harbor Road, said beginning point being in the division line between Lots 54 and 55 on the Block and Plan hereinafter mentioned; and runs thence

(1) Northeastwardly along Pembroke Drive, along the arc of a curve to the left, radius 1525 feet, the arc distance of 79.15 feet to the line of lands of Section 18 on the plan hereinafter mentioned; thence

(2) North 37 degrees 48 minutes 15 seconds West along same, 125.00 feet to a point; thence

(3) South 53 degrees 40 minutes 58 seconds West a distance of 72.66 feet to the division line between Lots 54 and 55; thence

(4) South 34 degrees 49 minutes 49 seconds East along same, 125.00 feet to the place of BEGINNING.

BEING Lot 54 in Block 1921 of Section 19, "Greenwood Park", filed October 18, 1976 as Map #6-144A.

BEING Lot 54, Block 192.11 on the tax map.

BEING the same land and premises which became vested in Alfred W. Hill and Ellen M. Hill, His Wife by Deed from BOB MARSHALL, INC., dated 12/7/78, and recorded in the Gloucester County Clerk's Office on 12/12/78, in Deed Book 1369, Page 973.

*Man
join*

Consideration : \$ 145000.00 Exempt Code: A

County	State	F.P.R.F.	Total
145.00	0.00	0.00	145.00

Date: 10/01/1999

DB3041-P186

NC1645 - Affidavit of Consideration
RTF-1 (Rev. 1/1/86)
6/96

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.
908-272-0800

To Be Recorded With Deed Pursuant to c. 49, P

Consideration : \$ 145000.00 Exempt Code: A

STATE OF NEW JERSEY

COUNTY OF Gloucester

SS.

County	State	N.P.R.F	Total
145.00	0.00	0.00	145.00
gail	Date: 10/01/1999		

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

Deponent Alfred W Hill (Name), being duly sworn according to law upon his/her oath

deposes and says that he/she is the grantor (State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

in a deed dated 9-30-99, transferring real property identified as Block No. 192.11

Lot No. 54 located at 43 Pembroke Dr (Street Address, Municipality, County)

Turnersville NJ 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 \$

(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 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 HUD 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 30
day of Sept 1999

Darlene Koptiw

Alfred W Hill
(Name of Deponent (sign above line))

same
Address of Deponent

Alfred W Hill
Name of Grantor (type above line)

43 Pembroke Dr
Address of Grantor at Time of Sale

Turnersville NJ 08012

DARLENE A. KOPTIW
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 26, 2004

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 format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered 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

BB3041-P187

SUBJECT to all easements, ordinances and restrictions of record.

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:

Alfred W. Hill (Seal)
ALFRED W. HILL, SELLER

Darlene Koptiw

Ellen M. Hill (Seal)
ELLEN M. HILL, SELLER

STATE OF NEW JERSEY, COUNTY OF SS.:

I CERTIFY that on Sept 30, 1999

Alfred W. Hill and Ellen M. Hill, 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 \$145,000.00 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.)

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

JAMES N. HOGAN
COUNTY CLERK

Darlene A. Koptiw

(print name and title below signature)

DARLENE A. KOPTIW
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 28, 2004

DEED	RECORD AND RETURN TO:
ALFRED W. HILL AND ELLEN M. HILL, H/W	
TO	
WILLIAM E. EHRESMANN AND ELIZABETH M. YOACHUM, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP	

Consideration : \$ 145000.00 Exempt Code: A

County	State	E.P.R.F	Total
145.00	0.00	0.00	145.00

Deeds21Hill deed

10/01/1999

59 OCT 1 - 100 65

RECORDED
GLOUCESTER COUNTY

66 3477 LL

CHANCELLERY
Consistent
57 Eucalyptus
Woodbury, NJ 08096

2000 CH.
T.F. 14500 55

BB3041-P187