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JAMES N. HOGAN
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04/28/2003

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GLOUCESTER COUNTY RECORDING DATA PAGE

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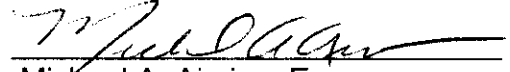
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GLOUCESTER COUNTY RECORDING DATA PAGE JAMES N. HOGAN, COUNTY CLERK

CONSIDERATION: \$103,000.00 EXEMPT CODE: 5

County	State	N.P.N.R.F.	Total
\$103.10	\$257.40	\$.00	\$360.50
NJGLTORC	Date: 4/28/2003		

THIS DOCUMENT PREPARED BY:


Michael A. Aimino, Esq.

BARGAIN & SALE DEED
(Covenant as to Grantor's Acts)

THIS DEED IS MADE ON April 1st, 2003.

BETWEEN: Thomas Hill and Laura Hill, husband and wife, whose address is 623 Pitman Avenue, National Park, New Jersey 08063, (hereinafter referred to as the "Grantor"),

623 Pitman Ave., National Park, NJ
AND: Nancy Broglin, a single woman whose post office address is ~~401 N. Stockton Avenue, Wenonah, New Jersey 08090~~, (hereinafter referred to as the "Grantee").

The terms "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed hereinabove.

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 **ONE HUNDRED THREE THOUSAND DOLLARS (\$103,000.00)**. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE:

Municipality of National Park; Block 51 on Plate 3, Lots 11, 12, 13, 14, 28 and 29, as shown on the tax map of the Borough of National Park.

PROPERTY:

The property consists of the land and all the buildings and structures on the land in the **Borough of National Park, County of Gloucester and State of New Jersey**. The legal description is more specifically described in **Schedule "A"** attached hereto and made a part hereof.

SUBJECT to all easements, ordinances and restrictions of record.

RECITAL:

BEING the same lands and premises which became vested in Thomas Hill and Laura Hill, his wife, by Deed from Theodore Morrison and Jean M. Morrison, his wife, dated January 26, 1996, recorded on January 31, 1996 in Deed Book 2618 at Page 303&c in the Clerk's Office of the County of Gloucester.

BEING commonly known as 623 Pitman Avenue, National Park, New Jersey.

AIMINO & DENNEN, LLC
ATTORNEYS AT LAW

40 Newton Avenue
Woodbury, New Jersey 08096

CONSIDERATION: \$103,000.00 EXEMPT CODE: 5

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\$103.10	\$257.40	\$.00	\$360.50
NJGLTDRC	Date: 4/28/2003		

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:



Thomas Hill

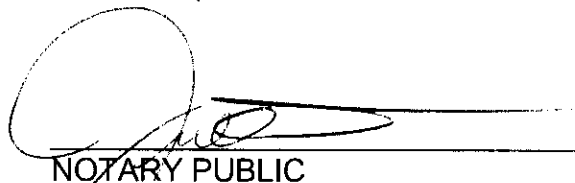


Laura Hill

STATE OF NEW JERSEY :
COUNTY OF Gloucester :SS

I CERTIFY that on April 25, 2003, before me, the undersigned authority, being a Notary Public of the State of New Jersey, personally appeared Thomas Hill and Laura Hill, his wife, 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 \$ 103,000.00 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).



NOTARY PUBLIC

WILLIAM RICHMOND
NOTARY PUBLIC OF NEW JERSEY
My Comm. Expires February 23, 2009

AIMINO & DENNEN, LLC
ATTORNEYS AT LAW

40 Newton Avenue
Woodbury, New Jersey 08096

SCHEDULE "A": LEGAL DESCRIPTION OF PROPERTY

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

BEGINNING at a point in the Northeasterly line of Pitman Avenue (40 feet wide) at its intersection with the Northwesterly line of St. John's Walk (40 feet wide), and continues; thence

1. Along the said Northeasterly line of Pitman Avenue, North 60 degrees 55 minutes 00 seconds West, 100.00 feet to a point corner to Lot 10 Block 51, as shown on the Official Tax Map of the Borough of National Park, and continues; thence
2. Along same, North 29 degrees 05 minutes 00 seconds East, 65.00 feet to a point, corner common to Lots 10, 11, 25 and 26, said Block and Map; thence
3. Along line of Lot 26 and adjoining Lot 27, South 60 degrees 55 minutes 00 seconds East 50.00 feet to a point corner common to Lots 12, 13, 27 and 28, said Block and Map; thence
4. Along the line of said Lot 27, North 29 degrees 05 minutes East 65.00 feet to a point in the Southwesterly line of Cookman Avenue (40 feet wide); thence
5. Along said Southwesterly line South 60 degrees 55 minutes East 50.00 feet to a concrete monument at a point of intersection in the aforesaid Northwesterly line of St. John's Walk; thence
6. Along aforesaid Northwesterly side line, South 29 degrees 05 minutes West 130 feet to the point and place of BEGINNING.

BEING known as Lots 11, 12, 13, 14, 28 and 29 Block 51 on Plate 3 of the Borough of National Park Tax Maps.

DEED

**THOMAS HILL and LAURA HILL,
husband and wife,**

Grantors,

TO

NANCY BROGLIN,

Grantee.

DATE: _____, 2003

RECORD & RETURN TO:

653 3118J
CHARGE & RETURN
CORPORATE TRIM CORP.
57 ELGIN STREET
Woodbury, NJ 08096

AIMINO & DENNEN, LLC
ATTORNEYS AT LAW

40 Newton Avenue
Woodbury, New Jersey 08096