

Prepared by:

Wellford H. Ware

DEED**THIS DEED** is made on September 4, 2001.**BETWEEN** Matthew Elliott, III, a/k/a Matthew Elliott, by his attorney in fact Jane Elliott and Jane Elliott, his wife, whose address is 7 West Avenue, Pitman, New Jersey 08071, referred to as "Grantor".**AND** Matthew Elliott, III, a/k/a Matthew Elliott, and Jane Elliott, his wife, whose address is 7 West Avenue, Pitman, New Jersey 08071, referred to as the "Grantee".

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

TRANSFER OF OWNERSHIP. Grantor grants and conveys (transfers ownership of) the property described below to Grantee. This transfer is made for the sum of ONE DOLLARS (\$1.00). Grantor acknowledges receipt of this money.**TAX MAP REFERENCE.** (N.J.S.A. 46:15:2.1) Borough of Pitman. Tract 1, Lot 12, Block 7; Tract 2, Lot 13, Block 7.**PROPERTY.** The property consists of land and all the buildings on the land in the Borough of Pitman, County of Gloucester and the State of New Jersey. The legal description is:

See Schedule A and Schedule B attached hereto and made a part hereof.

Tract 1: Being the same land and premises which Carl T. Adams and Carol J. Adams, his wife, by Deed dated June 26, 1969, recorded July 3, 1969 in the Office of the Clerk of Gloucester County in Book 1167 of Deeds page 883, granted and conveyed unto Matthew Elliott and Jane Elliott, his wife.

Tract 2: Being the same land and premises which Frances M. Batten, individually, and Leon L. Batten, her husband, and Frances M. Batten, Executrix under the Will and Testament of Theodore J. Stout, deceased by Deed dated October 9, 1969, recorded October 14, 1969, in the Office of the Clerk of Gloucester County in Deed Book 1173, page 333 to Matthew Elliott, III, and Jane Elliott his wife. The said Matthew Elliott, III, hereby declares that he is also known as Matthew Elliott and he is the Matthew Elliott in the Deed.

THE PURPOSE OF THIS DEED is to create an easement in perpetuity between the two parties hereto and being Tracts #1 and Tract #2 described in Schedules A & B.**THE PURPOSE OF THIS EASEMENT:** There are dwelling houses on Tracts 1 and 2. The sides of the houses are side by side and separated by approximately 3.53 feet. The property line divides the space between the houses with 1.75 feet in Tract 1 and 1.78 feet in Tract 2. It is necessary that this space be kept open for ingress and egress, improvement, maintenance and repairs of the houses and safety of the occupants.

Therefore the area of this easement shall be kept open for:

1. Ingress and egress
2. Maintenance of the dwellings including repairs, improvements installation and replacement of the structures.
3. This right-of-way shall be free and clear for the safety of the occupants.
4. This easement shall be a perpetual easement and the owners of the properties shall be responsible for the maintenance of the area and keeping it clean and useable.
5. Attached hereto as Schedule C is the legal description of the said easement.

SUBJECT TO easements and restrictions of record, if any.**PROMISES BY GRANTOR.** Grantor promises that 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 Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as making a mortgage or allowing a judgment to be entered against Grantor).**SIGNATURES.** Grantor signs this Deed as of the date at the top of the first page.

Consideration: \$1.00 Exempt Code: E

County	State	N.P.N.R.F.	Total
\$.00	\$.00	\$.00	\$.00
NJGLHUDN		Date: 9/06/2001	

SCHEDULE A

TRACT NO. 1- BEGINNING at a marble monument set at the intersection of the Northeasterly line of West Avenue North (39 feet wide) with the Southerly line of West Holly Avenue (48 feet wide) and running thence (1) Southeastwardly along the Northeasterly line of West Avenue North a distance of 69 feet to a point cut cross; thence (2) at right angles to West Avenue North in a Northeasterly direction 80 feet to an iron pipe set for a corner in the Southwesterly line of an alley; thence (3) at right angles to said alley parallel with West Avenue North in a Northwestwardly direction, a distance of 18.34 feet to a cut cross for a corner in the Southerly line of West Holly Avenue; thence (4) along the Southerly line of West Holly Avenue in a Westwardly direction making an interior angle of 122 degrees 20 minutes 30 seconds with said alley a distance of 94.68 feet to the point of beginning.

SCHEDULE B

ALL those certain lands and premises situate in the Borough of Pitman, County of Gloucester and State of New Jersey described in particular as follows:

BEGINNING at a point in the easterly line of West Avenue North (39 feet wide) corner to lot 12, Block 7 on the Tax Map, said beginning point being South 37 degrees 0 minutes East, 69.00 feet measured along said easterly line from a marble monument set in the southerly line of West Holly Avenue (48 feet wide) and extending from aforesaid beginning point thence (1) along the easterly line of West Avenue North, South 37 degrees 0 minutes East, 46.00 feet to cut cross corner to lands now or formerly John Stephen Frost Jr. et ux; thence (2) along said lands North 53 degrees 0 minutes East, 80.00 feet to an iron pipe in the westerly line of an alley; thence (3) along said westerly line North 37 degrees 0 minutes West, 46.00 feet to a corner of lot 12; thence (4) along lot 12, South 53 degrees 0 minutes West, 80.00 feet to the point of beginning.

CONTAINING within said bounds 3,680 square feet.

BEING all of lot 13, Block 7, Plate 1.01 as shown on the Borough of Pitman Tax Map and more commonly known as number eleven West Avenue North.

SCHEDULE C

BEGINNING at a point in the easterly line of West Avenue North which is located South 37 degrees 0 minutes East, 67.50 feet measured along said line from a marble monument set in the southerly line of West Holly Avenue and extending from aforesaid beginning point thence (1) along the easterly line of West Avenue North, South 37 degrees 0 minutes East, 3.00 feet; thence (2) at right angles to same and crossing lot 13, North 53 degrees 0 minutes East, 80.00 feet to the westerly line of an alley; thence (3) along said line, North 37 degrees 0 minutes West, 3.00 feet; thence (4) crossing lot 12, South 53 degrees 0 minutes West, 80.00 feet to the point of beginning.

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(P.L. 1968, c. 49)or
PARTIAL EXEMPTION
(P.L. 1975, c. 176)

To be recorded with Deed pursuant to P.L. 1968, c. 49

Consideration: \$1.00 Exempt Code: B

STATE OF NEW JERSEY

COUNTY OF Gloucester

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

 NJGLHUDN Date: 9/06/2001

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

Deponent Wellford H. Ware, being duly sworn according to law upon his/her oath
(Name)deposes and says that he/she is the Legal Representative in a deed dated 9/4/01,
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)transferring real property identified as Block No. 7 Lot No.s 12 & 13located at 7 West Avenue & 11 West Avenue, Pitman, Gloucester County
(Street Address, Municipality, 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 P.L. 1968, c. 49 for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

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 P.L. 1975, c. 176 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.
-
- ☐
- Owners as joint tenants must all qualify except in the case of a spouse.

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 owners as joint tenants 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 owners as joint tenants 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 P.L. 1968, c. 49.

Subscribed and sworn to before me
this 4th
day of SeptemberWellford H. Ware
Name of Deponent (sign above line)Jane Elliott
Name of Grantor (type above line)10 Pitman Avenue
Pitman, NJ
Address of Deponent7 West Avenue
Pitman, NJ
Address of Grantor at Time of SaleNancy E. McCraeA Notary Public of New Jersey
My Commission Expires April 26, 2005

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.

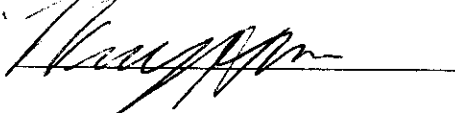
ORIGINAL - To be retained by County.

DUPLICATE - To be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12)

TRIPLICATE - Is your file copy.

ORIGINAL AND DUPLICATE COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

WITNESSED BY:


 WELLFORD H. WARE
 ATTORNEY - AT - LAW
 of New Jersey

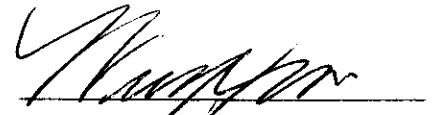

 Matthew Elliott, III, by his
 Attorney-in-Fact Jane Elliott


 Jane Elliott, Attorney-in-Fact for
 for Matthew Elliott, III


 Jane Elliott

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER SS:

I CERTIFY that on September 4, 2001, MATTHEW ELLIOTT, III, by his attorney-in-fact Jane Elliott and JANE ELLIOTT personally came before me and acknowledged under oath, to my satisfaction, that they are the persons named in and personally signed this Deed; they signed, sealed and delivered this Deed as their act and deed; and they 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).


 WELLFORD H. WARE
 ATTORNEY - AT - LAW
 of New Jersey

D E E D

DATED: Sept. 4, 2001

MATTHEW ELLIOTT, III,
 JANE ELLIOTT,
 Grantor

TO

MATTHEW ELLIOTT, III and
 JANE ELLIOTT,
 Grantee

DB3306-P153

01 34102

RECORDED
GLOUCESTER COUNTY
01 SEP -6 AM 11:32

James N. Hogan

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.

In compliance with the statute I have pre-
sented an abstract of the within to the
recorder of the taxing district therein
mentioned.

JAMES N. HOGAN
COUNTY CLERK

RECORD & RETURN TO:

Ware Streety & Thompson
10 Pitman Ave.
Pitman NJ 08071

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

Consideration: \$1.00 Exempt Code: B

County	State	N.P.N.R.F.	Total
\$.00	\$.00	\$.00	\$.00
NJGLHUDN		Date: 9/06/2001	

24.00C
T.F.E