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PAGES: 4

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 5538 10:20:41 A.M.

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GLOUCESTER COUNTY RECORDING DATA PAGE

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RECORD & RETURN TO:

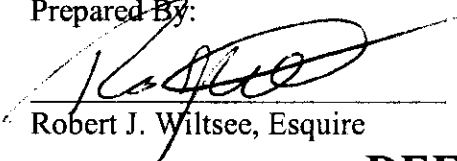
Congress

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

CONSIDERATION: \$120,000.00 EXEMPT CODE: S

County	State	N.P.N.R.F.
\$120.12	\$299.88	\$1.00
P.H.P.F.A.	E.A.A.	
\$60.00	\$1.00	
NUGLCAPE	Date: 2/05/2004	
		Total
		\$480.00

Prepared By:


Robert J. Wiltsee, Esquire

DEED

This Deed is made on

January 14, 2004

BETWEEN A & R ENTERPRISES, LLC, a New Jersey Limited Liability Company

whose address is P.O. Box 445, Malaga, New Jersey 08328

referred to as Grantor.

AND DENISE POWELL

whose post office address is 205 Rena Street, Newfield, New Jersey 08344

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 TWENTY THOUSAND (\$120,000.00) DOLLARS**

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

Block No. 202 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 Borough of Newfield, County of Gloucester and State of New Jersey. The legal description is:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same land and premises which became vested in A & R ENTERPRISES by Deed from MARY E. GATTO, dated September 26, 2003, recorded September 30, 2003 in Deed Book 3663 at Page 272 in the Gloucester County Clerk's Office.

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:

A & R ENTERPRISES, LLC



DREW SULLIVAN
MANAGING PARTNER/member

CONSIDERATION: \$120,000.00 EXEMPT CODE: S
County \$120.12
P.H.B.F.A. \$299.88
E.A.A. \$0.00
M.G.T.F.P.E. \$0.00
State \$0.00
M.P.M.R.F. \$0.00
Total \$480.00
Date: 2/05/2004



Fidelity National Title

INSURANCE COMPANY OF NEW YORK

SCHEDULE C (Legal Description)

Commitment No.: 03-65333140

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

BEGINNING at a point in the Southeasterly line of Rena Street (50 feet wide), said point being corner to lands to be retained by the grantor, said point also being South 82 degrees 00 minutes 00 seconds West, a distance of 198.00 feet from the point of intersection of said Southeasterly line with the Northwesterly line of Madison Avenue (50 feet wide), and running; thence

- (1) along the Southeasterly line of Rena Street, South 82 degrees 00 minutes 00 seconds West, a distance of 100.00 feet to a point; thence
- (2) at right angles to Rena Street, along lands about to be conveyed, South 08 degrees 00 minutes 00 seconds East, a distance of 150.00 feet to a point in the line of lands to be retained; thence
- (3) along same, parallel with Rena Street, North 82 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to a point; thence
- (4) still along same, parallel with the second course, North 08 degrees 00 minutes 00 seconds West, a distance of 150.00 feet to the point of BEGINNING.

BEING KNOWN AS Lot 3, Block 202 on the Official Tax Map.

STATE OF NEW JERSEY, COUNTY OF Gloucester SS.:

I CERTIFY that on January 14, 2004

-MANAGING PARTNER- A & R ENTERPRISES, LLC

DREW SULLIVAN 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 \$120,000.00 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.)

Terry L. Wister
 (print name and title below signature)
 Terry L. Wister
 Commission Exp Dec. 4, 2004

DEED	
A & R ENTERPRISES, LLC	Record and Return to:
TO	
DENISE POWELL	

CHARTERED
 OFFICE OF THE
 COUNTY CLERK
 JAN 14 2004

65333140