

Recorded
2ND

Consult your Lawyer before signing this deed — it has important legal consequences.

Deed

000804

Date This Deed is made on November 17 1997 between

Parties

Grantor ESTATE OF OCTAVIA SHOULTZ by Eugene Shoultz Executor
Full name(s) 221 Buck Road
and post Glassboro, NJ 08028
office address

Consideration: \$
County State N.J. R.F.F. Total
0.00 0.00 0.00
Date: 11/25/1997
L.00 Exempt Code: E

Grantee EUGENE SHOULTZ
Full name(s) VERBENA SHOULTZ PEARCEY
and post CECIL PRESLEY
office address CHERYL POTTER, joint tenants with the right of survivorship
221 Buck Road
Glassboro, NJ 08028

Grantor, and

Grantee.

(The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed.)

Conveyance

In return for the payment to the Grantor by the Grantee of

ONE ———— 00/100 ———— Dollars (\$1.00*****),
the Grantor grants and conveys to the Grantee all of the land located in the
Borough of Glassboro County of Gloucester
and State of New Jersey, specifically described as follows:

Description of Land

BEING 40 feet in width in front, 40.12 feet in width in rear, 138.78 feet in depth on one side, and 135.72 feet in depth on other side.

Being lots known as and by the Nos. 5622 and 5623 on a Section Map entitled "Map of Glassboro Lawns", Section No. 12.

Being the same land and premises granted and conveyed to Otis Shoultz and Octavia Shoultz, his wife, by Deed from Great Eastern Building Corporation, a corporation duly organized under the Laws of the State of New York, dated July 16, 1941 and recorded on July 24, 1941 in Deed Book 479, page 421 in the Gloucester County Clerk's Office.

The said Otis Shoultz died on the 1968,
whereby title became vested in Octavia Shoultz by the right of survivorship.

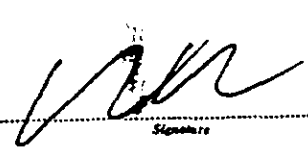
The said Octavia Shoultz died on January 13, 1972 leaving a Last Will and Testament dated April 2, 1971, proved on March 6, 1972 on microfilm #24451, wherein inter alia she named Eugene Shoultz Executor of her estate.

Freida Shoultz is the widow and surviving spouse of Alonzo Shoultz who died September 26, 1994, who had an interest in the property described in this Deed, under the Last Will and Testament of Octavia Shoultz dated April 2, 1971.

This Deed was prepared by

Bruce H. E. Roesler, Esq.

Print or type name.



Signature

DB2825-P297

Also being the same land and premises granted and conveyed to Eugene Shoultz, Executor of the Estate of Octavia Shoultz from Freda Shoultz, by Quit Claim Deed bearing even date herewith and subsequently recorded in the Gloucester County Clerk's Office.

The said Ernestine Shoultz Potter died on April 16, 1997 whereby her interest in the above described property became vested in her daughter, Cheryl Potter by operation of law.

or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

To be recorded with Deed pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF GLOUCESTER

SS.

FOR RECORDER'S USE ONLY

Consideration \$ _____
Realty Transfer Fee \$ _____
Date _____ By _____

* Use symbol "C" to indicate that fee is exclusively for county use.

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

Deponent Bruce H. E. Roesler, 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 _____

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 66 Lot No. 5

located at Borough of Glassboro, County of Gloucester

(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 c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

By an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.

(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.

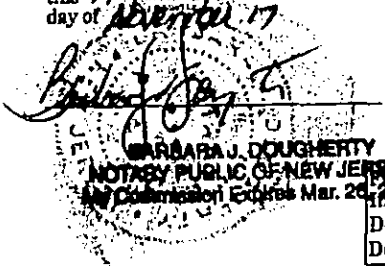
D) NEW CONSTRUCTION (See Instruction #9.)

- ☐ 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 _____ day of _____ 17


BARBARA J. DOUGHERTY
NOTARY PUBLIC - NEW JERSEY
My Commission Expires Mar. 26, 2002

Name of Deponent (sign above line)
Bruce H. E. Roesler
PO Box 156
Pitman, NJ 08071
Address of Deponent

Name of Grantor (Type above line)

Address of Grantor at Time of Sale

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 COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

082825-P299

Municipal Lot
and Block or
Account Number

The land is now designated as Lot 5 in Block 66
on the municipal tax map (or as Account No.).

Check box
if applicable

☐ No property tax identification number for the land is available at the time of this conveyance.

Covenant as to
Grantor's Acts

The Grantor covenants that the Grantor has done no act to encumber the land.

Receipt of
Consideration

The Grantor has received the full payment from the Grantee.

Signature of
Grantor

The Grantor signs this Deed on the first date above. If the Grantor is a corporation this Deed is signed by its corporate officers and its corporate seal is affixed.

Signed, sealed and delivered in
the presence of or attested by:

Bulwaf J. J. J. J. J.

Eugene Shultz
Eugene Shultz Executor of
the Estate of Octavia Shultz dec.



CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

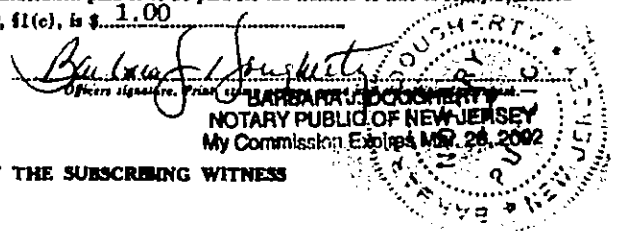
State of New Jersey, County of GLoucester

I am a NOTARY
an officer authorized to take acknowledgments and proofs in this State. I sign this acknowledgment below to certify that it was made before me.

On November 17, 1997, Eugene Shultz

appeared before me in person. (If more than one person appears, the words "this person" shall include all persons named who appeared before the officer and made this acknowledgment). I am satisfied that this person is the person named in and who signed this Deed. This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the uses and purposes expressed in this Deed.

This person also acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, c. 49, §1(c), is \$ 1.00



CORPORATE PROOF BY THE SUBSCRIBING WITNESS

State of New Jersey, County of

I am a
an officer authorized to take acknowledgments and proofs in this State.

On _____, 19____,
(from now on called the "Witness") appeared before me in person. The Witness was duly sworn by me according to law under oath and stated and proved to my satisfaction that:

1. The Witness is the.....Secretary of the Corporation which is the Grantor in this Deed.
2. the officer who signed this Deed, is the.....President of the Corporation (from now on called the "Corporate Officer").
3. The making, signing, sealing, and delivery of this Deed have been duly authorized by a proper resolution of the Board of Directors of the Corporation.
4. The Witness knows the corporate seal of the Corporation. The seal affixed to this Deed is the corporate seal of the Corporation. The seal was affixed to this Deed by the Corporate Officer. The Corporate Officer signed and delivered this Deed as and for the voluntary act and deed of the Corporation. All this was done in the presence of the Witness who signed this Deed as attesting witness. The Witness signs this proof to attest to the truth of these facts.

The Witness also acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, c. 49, §1(c), is \$.....

Sworn to and signed before me on the date written above.

Witness sign above and print or type name below.

Officers signature. Print, stamp or type name and title directly beneath.

3080-6-00

DB2825-P300

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

JOSEPH J. HOFFMAN
COUNTY CLERK

Deed

ESTATE OF OCTAVIA SHOULTZ
BY EUGENE SHOULTZ EXECUTOR

to

EUGENE SHOULTZ
VERBENA SHOULTZ PEARCEY
CECIL PRESELY
CHERYL POTTER

Record and return to:

ROESLER & ROESLER
P.O. Box 156
Pittman, N.J. 08071

Consideration : \$

1.00 Exempt Code: E

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

Date: 11/25/1997

JOSEPH J. HOFFMAN
COUNTY CLERK

97 NOV 25 AM 10:49

RECORDED
GLOUCESTER COUNTY

97 33982

26,000
200