



Docket# 69395 Type: DEE Pages: 5  
James N. Hogan, Gloucester County Clerk  
Receipt#: 64391 02:56:26 P.M. 11/30/2007  
Recording Fee: \$80.00 DB 4472 235

# DEED

Prepared by: (Print signer's name below signature)

*Joan S. Adams, Esq.*  
JOAN SORBELLO ADAMS, ESQ.

This Deed is made on Nov. 6, 2007.

## BETWEEN

Allen E. Huntbach (formerly incorrectly spelled Alan E. Huntbach) and Malgorzata Huntbach, h/w

whose address is 118 Ferry Road, Bridgeport, NJ 08014, referred to as the Grantor,

## AND

Bridgeport Boatyard Holdings LLC,

whose address is P.O. Box 714, Bridgeport, NJ 08014, referred to as the 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 the Grantee. This transfer is made for the sum of Seven Hundred Thousand Dollars (\$700,000.00). The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Logan Township.  
Block No. 11 Lot No. 2 and 7 Account No. \*  
\_\_\_\_\_ No property tax identification number is available on the date of this Deed. (Check if applicable).

**Property.** The property consists of the land and all the buildings and structures on the land in the Township of Logan, County of Gloucester, and State of New Jersey. The legal description is:

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Logan Township, County of Gloucester, and State of New Jersey being more particularly described as follows:

### Tract #1

~~BEGINNING at a point in the low water mark of Raccoon Creek corner to lands of Catherine Lauro and extending thence (1) along her lands North 45 degrees 37 minutes East 150 feet to a corner to the same; thence (2) along Cadwalader's other lands, North 44 degrees 23 minutes West, 150 feet; thence (3) South 45 degrees 37 minutes West, 150 feet more or less to low water mark of said Creek, thence (4) Southeasterly along said low water mark, 150 feet more or less to point and place of beginning.~~

### Tract #2

~~BEGINNING at a point at mean low water mark on the Raccoon Creek a corner of other lands of the said John Cadwalader; thence leaving the said mean low water mark and extending along the said land North 45 degrees 45 minutes East 210 feet to a corner; thence extending South 34 degrees 5 minutes East along a certain roadway being ground of the said John Cadwalader and being along the rear of the boathouse lots 100 feet to a point; thence extending South 45 degrees 45 minutes West along other ground of the said John Cadwalader One Hundred Seventy-Six and Eighty-four one hundredths feet to a point in the mean low water mark of the said Raccoon Creek and thence extending along the same various courses and distances thereof in a Northwesterly direction to the first mentioned point and place of beginning.~~

~~Being known as No. 128 Buttonwood Lane.~~

Block: 305, Lot:7 (As to Tract #1) and Block 305, Lot 2 (As to Tract #2)

~~BEING the same land and premises conveyed to Alan E. Huntbach and Malgorzata E. Huntbach by Deed from Vincent H. Faulls and Virginia M. Faulls dated 7/7/2006.~~

Consideration: \$700,000.00 Exempt Code: S  
Cnty: \$700.70 St: \$1,749.30  
N.P.N.R.F.: \$825.00 P.H.P.F.A.: \$350.00  
E.A.A.: \$1,210.00 Gen Purp: \$1,410.00  
C)\*1M: \$0.00 REALTY TOTAL: \$6,245.00

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GIT/REP-3  
(9-04)

State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)**

Name(s)

Allen E. Huntbach (formerly incorrectly spelled Alan E. Huntbach)

Current Resident Address:

Street: 118 Ferry Road, Bridgeport, NJ 08014

City, Town, Post Office

State

Zip Code

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

11

2 and 7

Street Address:

118 Ferry Road, Bridgeport, NJ 08014

City, Town, Post Office

State

Zip Code

100%

\$700,000.00

Seller's Percentage of Ownership

Consideration

Closing Date

11/6/07

**SELLER ASSURANCES (Check the Appropriate Box)**

1. ☒ I am a resident taxpayer of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.

**SELLER(S) DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

11-6-07

Date

Signature

(Seller) Please Indicate If Power of Attorney or Attorney in Fact

Date

Signature

(Seller) Please Indicate If Power of Attorney or Attorney in Fact



GIT/REP-3  
(9-04)

State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)**

Name(s)

Malgorzata Huntbach

Current Resident Address:

Street: 118 Ferry Road, Bridgeport, NJ 08014

City, Town, Post Office

State

Zip Code

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

11

2 and 7

Street Address:

118 Ferry Road, Bridgeport, NJ 08014

City, Town, Post Office

State

Zip Code

100%

\$700,000.00

Seller's Percentage of Ownership

Consideration

Closing Date

11/6/07

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2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
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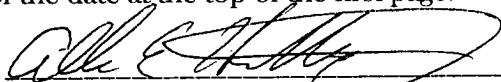
Clerk of Gloucester County on 8/7/2000, in Deed Book 3148, Page No. 192, et seq. as to Tract no. 1.

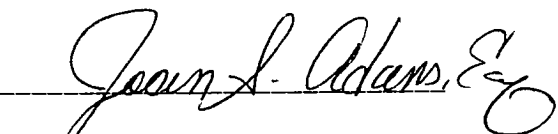
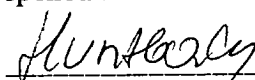
BEING the same land and premises conveyed to Alan E. Huntbach and Malgorzata Huntbach by Deed from Vincent Faulls and Virginia M. Faulls dated 7/7/2000, and recorded in the Office of the Clerk of Gloucester County on 8/7/2000, in Deed Book 3148, Page No. 195, et seq. as to Tract no. 2.

**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:

 (Seal)  
Allen E. Huntbach (formerly incorrectly spelled Alan E. Huntbach)

 ,  (Seal)  
Malgorzata Huntbach

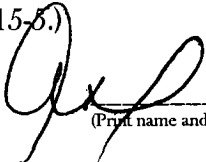
STATE OF NEW JERSEY, COUNTY OF ~~GLoucester~~ SS:

I CERTIFY that on 11-6, 2007,

Allen E. Huntbach (formerly incorrectly spelled Alan E. Huntbach) and Malgorzata Huntbach personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- was the maker of the attached Deed;
- executed this Deed as his or her own act; and,
- made this Deed for \$700,000.00 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.)



(Print name and title below signature)

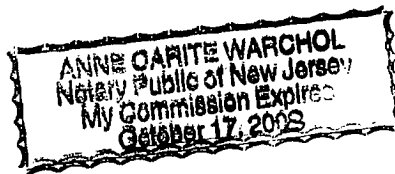


**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**File No: 1535ST-01**

**ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Logan Township, County of Gloucester, and State of New Jersey being more particularly described as follows:**

**Tract # 1**

**BEGINNING at a found concrete monument, at a point in the Southerly line of a certain unnamed roadway, at a corner to Lot 8, Block 305, in the line of Lot 1, Block 305 and extending;**

- 1. S 42 degrees 06' 06" W, along the line of Lot 8, Block 305, passing over a found concrete monument, 150.00 feet, more or less, to a point in the mean low water line of Raccoon Creek, as determined by the New Jersey Department of Environmental Protection, in 1977; thence,**
- 2. Northwesterly various courses and distances along said mean low water line, to a corner to Lot 6, Block 305; Thence,**
- 3. N 42 degrees 06' 06" E, along the line of Lot 6, Block 305, 150.00 feet, more or less, to a corner to same, in the line of Lot 1, Block 305; thence,**
- 4. S 47 degrees 53' 54" E, still along the line of Lot 1, Block 305, 150.00 feet to the point of BEGINNING.**

**Being Tax Lot 7, Block 305. Together with the use and privilege of a certain road over lands of John Cadwalder (Block 305, Lot 1) as established in Deed Book 253, page 57.**

**Tract # 2**

**BEGINNING at a point in the Southerly line of a certain unnamed roadway, at a corner to Lot 3, Block 305, in the line of Lot 1, Block 305, located in N 48 degrees 21' 02" W, 544.70 feet from a found concrete monument, at a corner common to Lot 7 and 8, Block 305 and extending;**

- 1. S 42 degrees 23' 50" W, along the line of Lot 3, Block 305, 176.84 feet, more or less, to a point in the mean low water line of Raccoon Creek, as determined by the New Jersey Department of Environmental Protection, in 1977; thence,**
- 2. Northwesterly, various courses and distances along said mean low water line, to a corner to Lot 1, Block 305; thence,**
- 3. N 42 degrees 23' 50" E, along the line of Lot 1, Block 305, 210.00 feet, more or less, to a corner to same;**
- 4. S 37 degrees 26' 10" E, still along the line of Lot 1, Block 305, 100.00 feet to the point of BEGINNING.**

**Being Tax Lot 2, Block 305. Together with the use and privilege of a certain road over lands of John Cadwalader (Block 305, Lot 1) as established in Deed Book 268, page 171.**

**BEING premises No. 128 Buttonwood Lane and 118 Ferry Road.**

**Block: 305, Lot: 7 (As to Tract #1) and Block 305, Lot 2 (As to Tract #2)**