

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

057675

Deed

Date

This Deed is made on July 19, 1996 between

Parties

Grantor
Full name(s)
and post
office address

VERNON A. SNYDER and GAYLE A. SNYDER, his wife
130 Walnut Avenue
Pitman, New Jersey 08071

Grantor, and

Grantee
Full name(s)
and post
office address

WILLIAM F. KUZMA, SINGLEMAN
633 W. Rittenhouse Street
Apt. #B1012
Philadelphia, Pennsylvania 19144

Grantee.

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

Consideration

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

ONE HUNDRED THIRTY-TWO THOUSAND FIVE HUNDRED Dollars (\$ 132,500.00),
Conveyance the Grantor grants and conveys to the Grantee all of the land located in the
BOROUGH of PITMAN County of GLOUCESTER
and State of New Jersey, specifically described as follows:

Description
of Land

BEGINNING at a point in the Northerly line of Walnut
Avenue 236.65 feet Westwardly from an angle in said Northerly
line and extending; thence

(1) along the Northerly line of Walnut Avenue, North
86 degrees 20 minutes West, 202.57 feet; thence

(2) North 62 degrees 11 minutes 30 seconds East,
237.51 feet; thence

(3) South 03 degrees 40 minutes West, 124.01 feet to
the place of BEGINNING.

BEING known as Lot 22, Block 198, on the Tax Map of
the Borough of Pitman.

ALSO being commonly known as #130 Walnut Avenue,
Pitman.

BEING the same lands which were granted and conveyed
to Vernon A. Snyder and Gayle A. Snyder, his wife, by Deed
from Calvin R. Hurley and Mary G. Hurley, his wife, dated
7/3/86, recorded 7/7/86, in book #1549, page #391.

Consideration : \$ 132500.00 Exempt Code: 5
County State T.P.R.F. Total
132.63 201.12 0.00 433.75
Date: 09/12/1996

This Deed was prepared by

GARY W. STUHLTRAGER

Print or type name.

Gayle A. Snyder
Signature

DB2688-P282

Municipal Lot
and Block or
Account Number

The land is now designated as Lot 22 in Block 198
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.

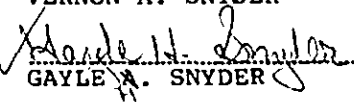
Signature of
Grantor

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:


VERNON A. SNYDER




GAYLE A. SNYDER



CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

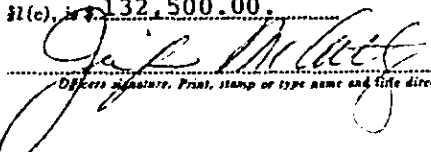
State of New Jersey, County of GLOUCESTER

I am a
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 July 19, 1996, VERNON A. & GAYLE A. SNYDER, h/w

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 \$132,500.00.


Officer's signature. Print, stamp or type name and title directly beneath.

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 July 19, 1996,
(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 Corpora-
tion. 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.

Officer's signature. Print, stamp or type name and title directly beneath.

DB2688-P283

Consideration : \$ 122,000.00 (Lump Sum)
County 132.63 State 331.12 L.I.B.T. 4.00 Total 463.75
Date: 09/12/1996

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

CHARGE & RETURN
Congress Title Corp.
38 N. Broad Street
Woodbury, NJ 08053

Deed

VERNON A. and GAYLE A.
SNYDER, husband and wife,
to

WILLIAM F. KUZMA,

Record and return to:

RECORDED
GLoucester County
96 SEP 12 AM 9:18

96 27629

5850 882000

653-15030 JMC

22.00
463.75