

Record #2
ADGRVST-1

BOOK 1558 PAGE 908

DEED

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

Harris Y. Cotton, Attorney
at Law of New Jersey

This Deed is made on Sep. 16, 1986

BETWEEN FRANK CHARLES WALSTON, JR. and ELIZABETH WALSTON, his wife; URSULA MARY DRISCOLL and JOSEPH DRISCOLL, her husband; and PATRICIA ANN DROWN & GARY DROWN, her husband, BY FRANK CHARLES WALSTON, JR., THEIR ATTORNEY IN FACT

37360

whose address is

referred to as the Grantor,

AND CARL F. WALSTON, single man,

whose post office address is B 110 Hewitts Avenue, Williamstown, N.J. 08094

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 **THIRTY THOUSAND DOLLARS (\$30,000.00)**

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of **Monroe Township**
Block No. **14701** Lot No. **29** Account No. **Plate 147**
☐ 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 **Township** of **Monroe** County of **Gloucester** and State of New Jersey. The legal description is:

BEGINNING at an iron pipe at the intersection of the center line of Mildred Avenue (50 feet wide) and the former center line of Hewitt Road (now 33 feet wide); thence (1) along the former center line of Hewitt Road South 67 degrees 20 minutes West 225.00 feet to a nail; thence (2) along the easterly line of lands now or formerly of Albert O. Banse North 19 degrees 25 minutes West 229.32 feet to a point, having crossed over a concrete monument situated 23.04 feet from the beginning of this course; thence (3) along the southerly line of lands now or formerly of Albert O. Banse North 67 degrees 20 minutes East 225.00 feet to a nail in the center line of Mildred Avenue, having crossed over an iron re-bar situated 26.04 feet from the terminus of this course; thence (4) along the center line of Mildred Avenue South 19 degrees 25 minutes East, 229.32 feet to the point and place of beginning.

CONTAINING 0.9454 acres exclusive of roadway

BEING Lot 29, Block 14701, Plate 147 of the Tax Maps of the Township of Monroe.

BEING PART of the same land conveyed to Mary Agnes Walston, singlewoman, by deed from Frank C. Walston, Jr. and Elizabeth B., his wife, dated May 19, 1960, recorded May 23, 1960 in Deed Book 977, page 457. The said Mary Agnes Walston died July 4, 1972 leaving a Will dated April 3, 1967, probated July 20, 1972 before the Surrogate of Gloucester County and recorded in Will Book 38, page 271, wherein she devised all of her estate to her beloved children Frank Charles Walston, Jr., Ursula Mary Driscoll and Patricia Anne Johnson (now Patricia Anne Drown), share and share alike.

COUNTY OF GLOUCESTER

CONSIDERATION \$30,000 CO 30.03

REALTY TRANSFER FEE 105.00 ST. 74.97

DATE 10-1-86 BY JSC NPF

Promises by Grantor. The Grantor's promises are listed below. Each promise is expressed in the language of a New Jersey law (with a reference to the law) and is followed by an explanation in plain language. The Grantor promises that:

- the Grantor is lawfully seized of the said land (N.J.S.A. 46:4-3) - the Grantor is the legal owner;
- the Grantor has the right to convey the said land to the Grantee (N.J.S.A. 46:4-4) - the Grantor has the right to convey (sell) this property;
- the Grantee shall have quiet possession of the land free from all encumbrances (N.J.S.A. 46:4-5) - the Grantee will not be disturbed by others with claims against this property and the property is free of all encumbrances;
- the Grantor will execute such further assurances of the said lands as may be requisite (N.J.S.A. 46:4-10) - the Grantor will comply with the Grantee's reasonable requests to correct any title defect; and
- the Grantor will warrant generally the property hereby conveyed (N.J.S.A. 46:4-7) - the Grantor guarantees the Grantee's ownership of the property.

Who is Bound. The promises made in this Deed are legally binding upon the Grantor and all who lawfully succeed to the Grantor's rights and responsibilities. These promises can be enforced by the Grantee and all future owners of the property.

Signatures. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by:

Helen M. Oertle (Seal)
Frank Charles Walston, Jr. (Seal)
Elizabeth Walston (Seal)
Patricia Ann Drown & Gary Drown (Seal)
Ursula Mary Driscoll (Seal)
Joseph Driscoll (Seal)
Patricia Ann Drown & Gary Drown,
by Frank Charles Walston, Jr., their
Attorney in Fact

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER SS.
I CERTIFY that on Sept. 16, 1986

FRANK CHARLES WALSTON, JR. & ELIZABETH WALSTON, h/w; URSULA MARY DRISCOLL & JOSEPH DRISCOLL, h/h; and PATRICIA ANN DROWN & GARY DROWN, h/h, BY FRANK CHARLES WALSTON, JR. THEIR ATTORNEY IN FACT

personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- constituents
- is named in and personally signed this Deed;
 - signed, sealed and delivered this Deed as his or her act and deed; and act and deed of his
 - made this Deed for \$ 30,000.00 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.)

Helen M. Oertle
(Print name and title below signature)
HELEN M. OERTLE
A Notary Public of New Jersey
My Commission Expires Jan. 11, 1990

STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on

, 19

SS.:

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- this person is the secretary of the corporation named in this Deed;
- this person is the attesting witness to the signing of this Deed by the proper corporate officer who is the President of the corporation;
- this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- this person knows the proper seal of the corporation which was affixed to this Deed;
- this person signed this proof to attest to the truth of these facts; and
- the full and actual consideration paid or to be paid for the transfer of title is \$ (Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on
, 19

(Print name of attesting witness below signature)

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

1	22.00	DEED
2	30.03	DEED
3	74.97	DEED
9753	538.6	10/07/86
127.00	TOTL	2:05 PM
127.00	TOTL	2:05 PM
2:05 PM	9753	538.6
127.00	TOTL	2:05 PM
6	10/07/86	1001.00

DEED

Dated: Sept. 16, 19 86

FRANK CHARLES WALSTON, JR. ET UX
ET AL

Record and return to:

**CHARGE, RECORD, RETURN TO
PILGRIM TITLE AGENCY,
34 S. BROAD STREET
WOODBURY, N.J. 08096**

Grantor.

TO

CARL F. WALSTON

Grantee.

Received Oct. 7th AD. 19 86
At 2:05 o'clock P.M.
and recorded in the Clerk's Office
of Gloucester County, at Woodbury
in book 1558 of DEEDS
page 908&c

Joseph J. Hoffman
Clerk

11007/68 22.00c
C 30.03p
S 74.97p