

09421

This Agreement, MADE THIS 24th day of AUGUST 1970

Between JOHN F. DEVENEY, JR. & NELLIE DEVENEY
of the First Part, hereinafter called the "Seller" and JOHN SMITH and WILDA, his wife.
of the Second Part, hereinafter called the "Buyer."

Witnesseth, That the Seller and Buyer respectively agree to sell and buy ALL THOSE CERTAIN lots shown on Map of Lakeside Terrace at Franklinville, Franklin Township, Gloucester County, New Jersey, which map is on file in the office of the Clerk of Gloucester County at Woodbury, N.J Said lots being known and numbered as Nos. 33 and 34, Section A, as shown on said Map

for the price of TWELVE HUNDRED TWENTY-FIVE & 00/100 (\$1,225) Dollars,
under the following conditions:

1. A payment of ONE HUNDRED Dollars made herewith to be applied on account of the purchase price, upon the compliance by the Buyer with this agreement.

BOOK 1190-1043

2. Settlement is to take place at
 on the... 11th ... day of... September 19.. 70 .., at o'clock M.,
 which time is of the essence of this agreement, when the Seller shall deliver a
 warranty deed for the said premises, and the balance of the purchase price is to be paid or secured as
 follows:

Eleven Hundred Twenty-five & 00/00 (\$1,125) Dollars shall be paid
 in cash or certified check at the time of final settlement.

Such part of purchase price, if any, unpaid at time of settlement, is to be delivered to
 to be disbursed after Company has completed the
 necessary continuation search to cover the record date of said deed.

3. In the event of the Buyer not making settlement in accordance with the terms hereof the payment
 or payments made on account shall, at the Seller's option, be forfeited as liquidated damages for the failure
 of the Buyer to settle; or be applied on account of the purchase price.

4. The title to be delivered shall be a marketable title and insurable by
 (Title Company)
 and shall be free and clear of all encumbrances including municipal liens and assessments and liability for
 assessments for improvements now constructed (except as herein stated), this clause to be operative as of
 the date of this agreement, and the title is to be subject to all existing restrictions of record, the seller,
 however, guarantees that there are no restrictions in any conveyance or plans of record affecting the said
 premises, which will prohibit the use and/or occupancy thereof as Vacant ground.

and the premises shall be conveyed in the same condition as the same now are, reasonable wear and tear
 excepted.

5. In the event that such title cannot be made by the Seller as above, and the Buyer is unwilling to
 accept such title as the Seller can make, then at Buyer's option, the above payment or payments shall be
 returned to the Buyer, together with the reasonable expenses of examining the title and making survey, or
 the Buyer may prosecute any legal or equitable action to which the Buyer may be entitled.

6. Actual possession is to be given to the Buyer on the day of settlement, except as herein stated.

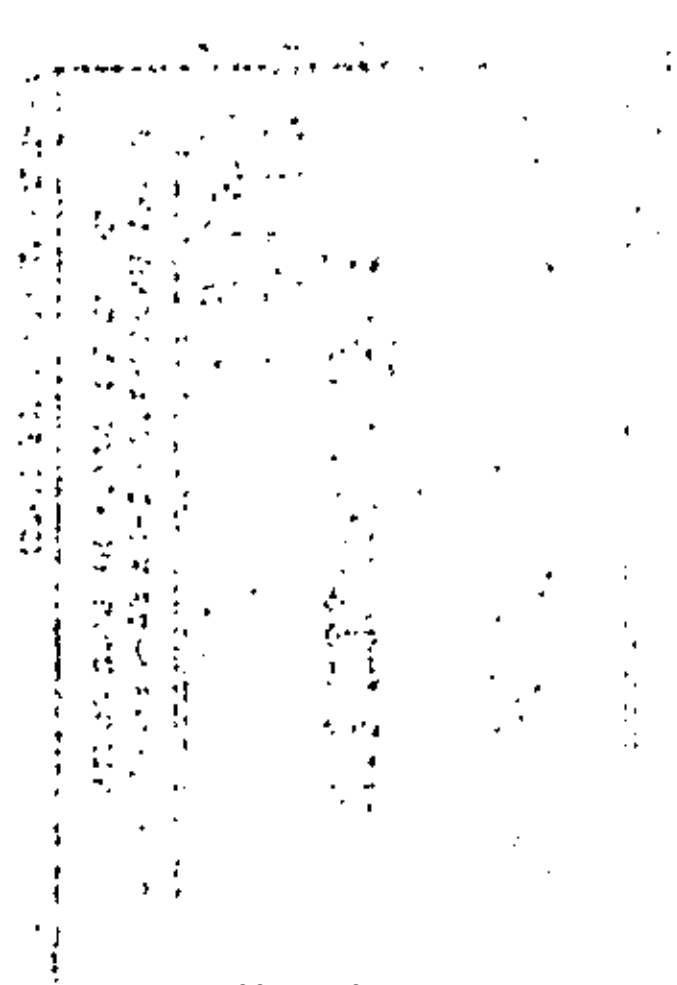
If the Buyer accepts possession, with the Seller's consent, before the time of settlement, then the Seller shall
 be allowed by way of adjustment, interest at 6% on the unpaid balance of the purchase price from the date
 of possession to the date of settlement.

7. Taxes, water and sewer charges, property rentals and other current charges shall be adjusted as of
 the date of settlement, unless possession be given prior thereto, in which case all such adjustments shall
 be made as of the date of delivery of possession.

8. The Seller shall pay for the drawing of the deed and all revenue stamps thereon, if any be necessary,
 but all searches, title insurance and other conveyancing expenses are to be paid for by the Buyer.

9. This agreement includes all fixtures permanently attached to the building or buildings herein described, and appurtenances; also specifically includes the following items:

10. Under the terms of this agreement, the Sellers assume no responsibility for payment of any assessments or installation of any street improvements such as water, sewer, street, curbing, sidewalk.



The words "SELLER" and "BUYER" in this agreement shall be construed to mean both the plural and singular number and to mean not only the party thereby designated, but also his, her or their respective heirs, executors or administrators; or in the event that either or both parties are corporations, its or their successors. This agreement may be assigned by the Buyer with the written assent of the Seller.

In Witness Whereof, the parties hereto have hereunto set their respective hands and seals dated the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

John Smith [L. S.]
William Smith [L. S.]
J.F.D. Jr. [L. S.]
J.D. [L. S.]
J.F.D. Sr. [L. S.]
N.D. [L. S.]

STATE OF NEW JERSEY
COUNTY OF GLOUCESTER

BOOK 1190221046

We It Remembered; That on this 21st day of October, 1970, before me, the undersigned authority personally appeared JOHN SMITH and WILDA SMITH, his wife, buyers who I am satisfied are the grantor mentioned in the above agreement and acknowledged that they signed, sealed and delivered the same as their act and deed. All of which is hereby certified.

Helen M. Oertle

HELEN M. OERTLE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov. 20, 1974

AGREEMENT FOR SALE (L-25)

9012

THIS IS A LEGALLY BINDING CONTRACT.
IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE.

Agreement

Sale of Real Estate

Between

John F. Deveney, Jr. and
Nellie Deveney
And

John Smith and Wilda
Smith

RECEIVED

GLOU. CO. CLERK OFFICE
JOSEPH J. HOFFMAN, CLERK

OCT 21 1970

AM 7:39 PM 11:21, 23, 4, 5, 6

PREPARED BY:

WALTER A. BELL, REALTOR
6780 Ceramford Ave.
Mt. Airy, N.J. 07041

Agreement and Acceptance by Lessor (L-25) of 1970

8.00 yd.

Sworn and Subscribed the
day and year aforesaid

the grantor within named, and that
President; that deponent knows the common or corporate seal of said grantor and that the seal
annexed to the within agreement is such common or corporate seal; that the said agreement was signed
by the said President and the seal of said grantor affixed thereto in the presence of deponent;
the said agreement was signed, sealed and delivered as and for the voluntary act and deed of said grantor
for the uses and purposes therein expressed, pursuant to a resolution of the Board of Directors of said
grantor; and at the execution thereof this deponent subscribed
name thereto as witness.

who being by me duly sworn, on
with said, that
personally appeared

We It Remembered, that on this
day of
before me

STATE OF
COUNTY OF