

BOOK 1511 PAGE 48

DEED

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

Michael Borelli
B. MICHAEL BORELLI, ESQ.

This Deed is made on March 11, 1985

BETWEEN JAMES F. SIMS and VIRGINIA M. SIMS, his wife,

4039

whose address is Bell Lake, Woodbury, New Jersey,

referred to as the Grantor,

AND VIRGINIA M. SIMS,

whose post office address is 22 Harrison Street, Woodbury, New Jersey,
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 ONE DOLLAR (\$1.00).

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of

Block No. 78

Lot No. 2

Account No.

☐ 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 City of Woodbury and State of New Jersey. The legal description is:
County of Gloucester

BEGINNING at a corner in the Easterly line of Harrison Street, distant Southwardly 15 feet and ninety hundredths feet from a corner of lands conveyed by the said William H. Sithens to John Kahles by deed dated the 29th day of October, 1891, and corner to lands conveyed or about to be conveyed by the said William H. Sithens to Rosco C. Jones, et ux: THENCE

1.) by said lot conveyed or about to be conveyed to said Jones, South 53 degrees and 28 minutes East, passing through the middle of the partition wall on these and the adjoining premises, 81 and 50 hundredths feet to a corner in line of land of Rhoda A. Kirby; thence

2.) By said Kirby land South 36 degrees and 32 minutes West, 15 and 90 hundredths feet to a corner of other land of said William H. Sithens; thence

3.) By said other land, North 53 degrees and 28 minutes West, passing through the middle of the partition wall on these and the adjoining premises, 81 and 50 hundredths feet to the said Easterly of Harrison Street; thence

4.) Along said Easterly line of Harrison Street, North 36 degrees and 32 minutes East 15 and 90 hundredths feet to the place of beginning. Also a right of way in and over a strip of land of the width of three feet to be used as an alley or passageway extending from the premises hereby conveyed Southwardly along said Rhoda A. Kirby's line to Morton Street, for the use of the premises hereby conveyed in common with the said William H. Sithens, his heirs and assigns

TITLE of record to premises in question became vested in James F. Sims and Virginia M. Sims, his wife, by Deed from Virginia G. Boulton, widow, dated May 27, 1976, and recorded June 7, 1976, in the Office of the Clerk of Gloucester County in Book 1304 of Deeds, Page 744.

SAID PREMISES being more particularly described according to Schedule A. attached and made a part hereof.

COUNTY OF GLOUCESTER

CONSIDERATION 1.00

REALTY TRANSFER FEE 1.00

DATE 3-11-85 BY 100

SCHEDULE "A"

ALL that certain lot, tract or parcel of land and premises situate in the City of Woodbury, County of Gloucester and State of New Jersey, bounded and described as follows:

BEGINNING at a point in the Southeasterly line of Harrison Street distant 16.87 feet measured Northeastwardly from the intersection of the Southeasterly line of Harrison Street with the Northeasterly line of Morton Street said point being in the extended middle line of party wall between premises No. 24 and No. 22 Harrison Street.

Thence North 36 degrees 32 minutes east along the Southeasterly line of Harrison Street the distance of 15.90 feet to the extended middle line of party wall between premises No. 22 and No. 20 Harrison Street.

Thence South 53 degrees 28 minutes east along said middle line of said party wall and its extensions the distance of 81.50 feet to line of lands now or formerly Rhode A. Kirby.

Thence South 36 degrees 32 minutes west along said lands now or formerly Kirby the distance of 15.90 feet to the extended middle line of party wall between No. 22 and No. 24 Harrison Street.

Thence North 53 degrees 28 minutes west along said middle line of said last mentioned party wall and the extensions thereof the distance of 81.50 feet to the point and place of beginning.

BEING No. 22 Harrison Street.

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

ALL-STATE LEGAL SUPPLY CO.
One Commerce Drive, Cranford, N. J. 07016
GRVST-1

BOOK 1511 PAGE 50

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF GLOUCESTER

ss.

FOR RECORDER'S USE ONLY

Consideration \$ 1.00

Realty Transfer Fee \$ None

Date 3-11-85 By 60

*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, James F. Sims

(Name)

says that he/she is the grantor

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

in a deed dated March, 1985

transferring real property identified as Block No. 78

Lot No. 2 located at 22 Harrison Street, Woodbury, New Jersey

(Street Address, Municipality, County)

(Gloucester 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.

J. transfer between husband and wife

(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 Instruction #8)

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.

c) **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.

d) **NEW CONSTRUCTION** (See Instruction #8)

- ☐ Entirely new improvement.
☐ Not previously used for any purpose.

- ☐ Not previously occupied.

Deponent makes 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 11th day of March, 1985

Betty P. Lane
BETTY P. LANE

NOTARY PUBLIC OF NEW JERSEY

My Commission Expires Aug. 28, 1988

James F. Sims

(Name of Deponent)

JAMES F. SIMS

Bell Lake, Woodbury, NJ

(Address of Deponent)

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.

Instrument Number 8413/166 County Gloucester

Deed Number _____ Book _____ Page _____

Deed Dated 3-11-85 Date Recorded 3-11-85

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

ORIGINAL - White copy to be retained by County.

DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation, pursuant to N.J.A.C. 18:16-8.12.

TRIPLICATE - Pink copy is your file copy.

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

Type of Deed. This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

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:

Betty P. Lane

James F. Sims (Seal)
JAMES F. SIMS

Virginia M. Sims (Seal)
VIRGINIA M. SIMS

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER SS.:
I CERTIFY that on *March 11*, 19*85*

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

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$ 1.00 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.)

Betty P. Lane
(Print name and title below signature)
NOTARY PUBLIC
BETTY P. LANE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Aug. 28, 1988

STATE OF NEW JERSEY, COUNTY OF SS.:
I CERTIFY that on , 19

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

- (a) this person is the secretary of the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is the President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) 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)

Prepared by:

N.J.S.A. 46:15-13 (Print signer's name 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

DEED

Dated: _____, 19__

Record and return to:

JAMES F. SIMS AND VIRGINIA M. SIMS, his wife,

Grantor.

TO

VIRGINIA M. SIMS,

Grantee.

Mrs. Virginia M. Sims
22 Harrison Street
Woodbury, NJ 08096

Received Mar. 11th AD. 19 85

At 2:17 o'clock P.M.
and recorded in the Clerk's Office
of Gloucester County, at Woodbury
in book 1511 of DEEDS
page 48 c

Joseph J. Hoffman
Clerk
bd

16.00 DEED
16.00 TOTL
16.00 CASH

8413 / 1606