

This Indenture, MADE THE

X *27th* day of *May* in the year
of our Lord one thousand nine hundred and Seventy-six

Between

Virginia G. Boulton, Widow
of the City of Woodbury, County of
Gloucester and State of New Jersey

of the first part, and

James F. Sims and Virginia M. Sims, his wife
22 Harrison Street
Woodbury, New Jersey

of the second part:

Witnesseth, That the said party of the first part, for and in consideration of

the sum of Fifteen thousand nine hundred dollars (\$ 15,900.00)

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the en-
sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
have granted, bargained, sold, aliened, enfeoffed, released, conveyed
and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff,
release, convey and confirm, unto the said party of the second part, their
heirs and assigns, **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 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

COUNTY OF GLOUCESTER

CONSIDERATION \$15,900.00
REALTY TRANSFER FEE \$11.00
DATE 5-27-76 BY 111

3.) By said other land, North 53 degrees and 28 minutes West, passing rrough 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 Samuel S. Boulton and Virginia G. Boulton, his wife by deed from Estella V. Sampson, widow, dated 3/30/56, recorded 4/2/56 in Book 835, page 397.

The hereinafter named decendent died on or about the following date whereupon title vested in the surviving spouse, viz: Samuel S. Boulton, died August 9, 1973, Virginia G. Boulton, surviving.

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

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 Northeastery 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)

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 ONLYConsideration \$ 15,900.00Realty Transfer Fee \$ 16.00 - 00Date 6-7-76 By B.H.

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instruction #3)

Virginia G. Boulton, Widow being duly sworn
according to law upon his oath deposes and says that he is the

GRANTOR

(State whether Grantor, Grantee or Legal Representative; if Legal Representative, specify in what capacity)

in the deed between

Virginia G. Boulton

(Name and Address of Grantor)

James F. Sims & Virginia M. Sims, H&W

(Name and Address of Grantee)

dated 5-27-76 and annexed hereto.**(2) OFFICER OF CORPORATE GRANTOR OR CORPORATE GRANTEE (See Instruction #4)**

Deponent states that he is the _____

(Title of Corporate Officer)

of _____, and that he is fully

(Name of Corporate Grantor or Grantee)

acquainted with the business of said corporation and knows the actual and full consideration paid or to be paid for the transfer of title to the premises described in the deed annexed hereto.

(3) OFFICER OF TITLE COMPANY OR LENDING INSTITUTION (See Instruction #5)

Deponent states that he is the _____

(Title)

of _____

(Name of Title Company or Lending Institution)

participating in

the deed transaction herein described and that he knows the actual and full consideration paid or to be paid for the transfer of title to the premises described in the deed annexed hereto.

(4) 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 \$ 15,900.00

(5) LOCATION OF PROPERTY

Deponent states that the real property transferred by the deed annexed hereto is located in

CITY OF WOODBURY

(Taxing District(s))

and COUNTY OF GLOUCESTER

(County(s))

(6) EXEMPTION FROM FEE (Complete only if exemption from fee or any part thereof is claimed.)

CHECK APPROPRIATE BLOCK BELOW.

Deponent claims that this deed transaction was exempt from the realty transfer fee imposed by c. 49, P.L. 1968 ☐ (See instruction #7) or is exempt from the increased fee imposed by c. 176, P.L. 1975 ☒ (See instruction #8) for the following reason(s) GRANTOR OVER AGE OF 62 + MRS

OCCUPIED PREMISES

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 27 day of MAY, 1976Virginia G. Boulton

Name of Deponent

Address of Deponent

SHERIFF, MIDDLESEX
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 13, 1981

FOR OFFICIAL USE ONLY

This space for use of County Clerk or Register of Deeds

Instrument Number 815155 County Gloucester

Deed Number _____ Book _____ Page _____

Deed Dated 5-27-76 Date Recorded 6-7-76**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.

BOOK 1304 PAGE 747

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and the profits thereof, and of every part and parcel thereof: **And also,** all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever.

AND the said party of the first part, for herself, her

heirs, executors and administrators **do** by these presents covenant, grant and agree to and with the said party of the second part, their heirs and assigns, that they the said party of the first part, for her

heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances unto the said party of the second part, their heirs and assigns, against she the said party of the first part, her heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof,

SHALL and WILL
forever **DEFEND.**

WARRANT and

In Witness Whereof, the said party of the first part to these presents have hereunto set her hand and seal dated the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF }

Sherry Spence

Virginia C. Bruster

STATE OF New Jersey
COUNTY OF Gloucester

ss.

Be it Remembered, that on this 27th day of May
in the year of our Lord one thousand nine hundred and Seventy-six
before me,
the undersigned authority

personally appeared
Virginia G. Boulton

who, I am satisfied is the grantor mentioned in the above deed or convey-
ance and acknowledged that she signed, sealed and delivered the same as
her act and deed. The full and actual consideration paid or to be paid for
the transfer of title to realty evidenced by the within deed, as such consideration is
defined in P. L. 1968, c. 49, Sec. 1(c), is \$ 15,900.00 All of which is
hereby certified.

SHERY MERVINE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 13, 1981

DEED-PLAIN WARRANTY (29) 4567

8159/55
12.19
16.11.12
Deed

VIRGINIA G. BOULTON

TO

JAMES F. SIMS AND
VIRGINIA M. SIMS

Dated May 27th 1976

Received in the Clerk's

Office of the County of Gloucester

on the 7th day of June

A. D. 1976 at 8:30 o'clock in

the fore noon, and recorded in Book

1304 of DEEDS

for said County, on pages 744 & ec

PREPARED BY: Joseph J. Hoffman Clerk-bd

HARVEST REALTY TOWNE AND COUNTRY ABSTRACT
Corner KINGS HIGHWAY &
EAST MIAMI AVE.
CHERRY HILL, N. J. 08034

RECEIVED
GLOUCESTER COUNTY CLERK
JOSEPH J. HOFFMAN

1976
MAY 27 1976
12 04 53 PM

In compliance with the statute I have pre-
sented an abstract of the within to the
assessor of the taxing district therein
mentioned.

JOSEPH J. HOFFMAN
COUNTY CLERK