

DOCKET# 57758

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Type: DEE
PAGES: 5

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 42522 01:40:32 P.M.

08/17/2005
DB 4043 252-256

GLOUCESTER COUNTY RECORDING DATA PAGE

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DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

DOCKET# 57787

Type: DEP
PAGES: 5

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 42540 01:58:06 P.M.

08/17/2005
DB 4043 274

RECORD & RETURN TO:

20. Weichert Title
1909 Rt 70 East
Cherry Hill, NJ 08003

GLOUCESTER COUNTY RECORDING DATA PAGE
JAMES N. HOGAN, COUNTY CLERK

CONSIDERATION: \$84,900.00		EXEMPT CODE: S			
County	\$85.09	State	\$212.41	N.P.N.R.F.	\$1.00
P.H.P.F.A.	\$42.50	E.A.A.	\$1.00		
GEN PURP	\$1.00	C41M	\$1.00		
MJGLCAPE	\$1.00				
Date: 8/17/2005				Total	\$340.00



DOCKET# 57758

DB 4043 P 253

GIT/REP-1
(9-04)

State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION
 (C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATIONName(s) ROBERT W. NUNGESEERVirginia M. Sims-Nungesser f/k/a Virginia M. Sims

Street Address:

Street: 1345 N. FOREST Rd APT-A-15
 City, Town, Post Office WILLIAMSVILLE State N.Y. Zip Code 14221

Home Phone

716-689-2711

Business Phone

716-691-9100**PROPERTY INFORMATION (Brief Property Description)**

Block(s)	Lot(s)	Qualifier
78	2	

Street Address:

22 Harrison Street

City, Town, Post Office	State	Zip Code
Woodbury	NJ	08096

Seller's Percentage of Ownership

100

Consideration

\$84,900.00

Closing Date

07/29/2005**SELLER(S) DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

8/11/05

Date

8/11/05

Date

Virginia Marie Sims Nungesser
 Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

Robert W. Nungesser
 Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

Deed

WEICHERT TITLE AGENCY
1909 ROUTE 70 EAST, 2ND FLOOR
CHERRY HILL, NJ 08003This Deed is made on August 11, 2005BETWEEN VIRGINIA MARIE SIMS-NUNGESSER,
AND Robert W. Nungesser

[f/k/a Virginia M. Sims]

whose post office address is 1345 North Forest Road, Apartment A-15, Williamsville,
New York 14221referred to as the Grantor,
AND EVELYN NIEVES

whose post office address is 431 Myrtle Avenue, Apartment 1D, Woodbury, New Jersey 08096

22 Harrison St. Woodbury NJ 08096

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of EIGHTY-FOUR THOUSAND NINE HUNDRED (\$84,900.00) DOLLARS

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of City of Woodbury
Block No. 78 Lot No. 2 Qualifier No. Account No.☐ No lot and block or account number is available on the date of this Deed. (Check box if applicable.)**3. Property.** The Property consists of the land and all the buildings and structures on the land in the City of Woodbury
County of Gloucester and State of New Jersey. The legal description is:☐ Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

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 and 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 lands of Rhoda A. Kirby; thence

(2) By said Kirby land South 36 degrees 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 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 32 minutes East 15 and 90 hundredths feet to the place of Beginning.

BEING the same lands and premises granted to Virginia M. Sims by deed from James F. Sims and Virginia M. Sims, his wife, dated March 11, 1985, recorded March 11, 1985 in the Gloucester County Clerk's Office in Deed Book 1511, Page 48.

Virginia Marie Sims is married to Robert W. Nungesser

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

Warren H. Carter Esquire

(For Recorder's Use Only)

County	State	N.P.N.R.F.
Gloucester	N.J.	
P.H.P.F.A.	E.A.A.	
\$85.09	\$212.41	
\$42.50	\$.00	
GEN PURP	C/11M	
\$.00	\$.00	
NEILCAFE		
Date: 8/17/2005		

The street address of the Property is: 22 Harrison Street, Woodbury, NJ 08096

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witness by:

Virginia Marie Sims-Nungesser (Seal)
Virginia Marie Sims-Nungesser

Robert W. Nungesser (Seal)
Robert W. Nungesser

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER

SS:

I CERTIFY that on August 11, 2005

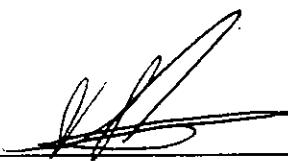
Virginia Marie Sims-Nungesser and Robert W. Nungesser

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

- (a) was the maker of this Deed; and,
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$ 84,900.00

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.)

RECORD AND RETURN TO:



Print name and title below signature
DORIS PORTER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 28, 2008

***Fidelity National Title Insurance
Company of New York
Commitment***

Agent File No.: W-89280-FG

**SCHEDULE C
DESCRIPTION**

ALL that certain tract or parcel of land, situated, lying and being in the City of Woodbury in the County of Gloucester and the State of New Jersey, more particularly described as follows:

BEGINNING at an iron pin found for a point in the Southeasterly line of Harrison Street (variable width), said point being corner to lands now or formerly Rosco C. Jones; thence

(1) South 53 degrees 28 minutes 00 seconds East along said lands of Jones and passing through a party wall, a distance of 81.50 feet to an iron pin found for a point in the line of lands of now or formerly Rhoda A. Kirby; thence

(2) South 36 degrees 32 minutes 00 seconds West along said lands of Kirby also being the Southeasterly line of a 3 foot wide right of way extending across the herein described premises to Morton Street, a distance of 15.90 feet to an iron pin set for a point in the line of lands of now or formerly William H. Sithens; thence

(3) North 53 degrees 28 minutes 00 seconds West along said lands of Sithens and passing through a party wall, a distance of 81.50 feet to a point in the Southeasterly line of Harrison Street; thence

(4) North 36 degrees 32 minutes 00 seconds East along said line of Harrison Street, a distance of 15.90 feet to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Lot 2 in Block 78 of the official Tax Map of the City of Woodbury.

The above description is in accordance with a survey made by V & I Associates, Inc., dated July 28, 2005.