

Consult your Lawyer before signing this deed — it has important legal consequences.

Deed

95735

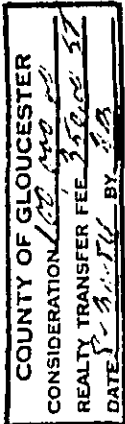
Date

This Deed is made on AUGUST 24, 1984 between

Parties

Grantor
Full name(s)
and post
office address

OLIVE F. WESTER, widow
Borough of Pitman, County of Gloucester,
State of New Jersey



Grantor, and

Grantee
Full name(s)
and post
office address

EDWARD L. PETRO and CAROLE R. PETRO, h/w
21 Bryant Road
Turnersville, New Jersey 08012

Grantee.

(The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed.)

Consideration

In return for the payment to the Grantor by the Grantee of

Conveyance

ONE HUNDRED THOUSAND and 00/100 Dollars (\$100,000.00),
the Grantor grants and conveys to the Grantee all of the land located in the
Borough of Pitman County of Gloucester
and State of New Jersey, specifically described as follows:

Description
of Land

TRACT 1

BEGINNING at a point in the Easterly line of Broadway
(which said line is established as being 26 feet from the
center thereof), distant 50.32 feet Northwardly from the
Northeasterly corner of Broadway and Woodland Avenue, said
beginning point being also the dividing line between Lots 18
and 19, Section A on Plan of Lots No. 5, made by William C.
Cattell, C.E., for Harry M. Pancoast, dated 1912, and
extending thence

(1) Northwardly, along the said Easterly line of
Broadway, 62 feet to a point; thence

(2) Eastwardly, at right angles to Broadway, 150 feet
to a point in the Westerly line of Lot 17, Section A,
aforesaid plan, thence

(3) Southwardly, parallel with the first course, along
the Westerly line of Lots 17 and 15, 62 feet to a point,
corner to Lot 18 aforesaid; thence

(4) Westwardly, parallel with the second course, at
right angles to Broadway, and along the dividing line
between Lots 18 and 19, 150 feet to the point and place of
beginning.

BEING all of Lot 19 and a 2 foot strip of land along
the Southerly part of Lot 20, Section A, on aforesaid plan.

BOOK 1497 PAGE 1073

This Deed was prepared by

Bruce H. E. Roesler, Esq.

Print or type name.

Signature

ALSO BEING KNOWN as Lot 16, Block 109, Tax Map.

TRACT 2

BEGINNING at the Northeasterly corner of Broadway and Woodland Avenue; thence

- (1) Northwardly in the line of Broadway, fifty and thirty-two one-hundredths feet; thence
- (2) Eastwardly, at right angles to Broadway 150 feet; thence
- (3) Southwardly and parallel with Broadway ninety-eight and forty-three one-hundredths feet to the Northerly line of Woodland Avenue; thence
- (4) Westwardly along said line, one hundred fifty-seven and fifty-two one-hundredths feet to the place of beginning.

SAID Plot being Lot No. 18, Section A, on Map or Plan of Lots. No. 4 as made for Harry M. Pancoast, by William C. Cattell and bearing dated of 1906.

ALSO BEING KNOWN AS Lot 17, Block 109, Tax Map.

BEING the same Land and premises conveyed to Alfred B. Wester and Olive F. Wester, his wife, by deed from Maude G. Plum, widow dated December 12, 1966, recorded December 14, 1966 in Book 1125, Page 443, in the Gloucester County Clerk's Office.

SAID Alfred B. Wester died August 23, 1973 and title for Lot 16, Block 109 became vested in Olive F. Wester as surviving tenant by the entireties.

ALSO BEING the same land and premises conveyed to Olive F. Wester, widow, by Deed from Rose M. Cramer, dated March 2, 1970, recorded March 4, 1970 in Deed Book 1180, Page 209 for Lot 17, Block 109.

Municipal Lot
and Block or
Account Number

The land is now designated as Lot 16 & 17 in Block 109
on the municipal tax map (or as Account No.).

Check box
if applicable

☐ No property tax identification number for the land is available at the
time of this conveyance.

Covenant as to
Grantor's Acts

The Grantor covenants that the Grantor has done no act to encumber
the land.

Receipt of
Consideration

The Grantor has received the full payment from the Grantee.

Signature of
Grantor

The Grantor signs this Deed on the first date above. If the Grantor is
a corporation this Deed is signed by its corporate officers and its corporate
seal is affixed.

Signed, sealed and delivered in
the presence of or attested by:

[Signature]

OLIVE F. WESTER

BRUCE H. L. ROSEN



CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL
GLOUCESTER

State of New Jersey, County of

I am a
an officer authorized to take acknowledgments and proofs in this State. I sign this acknowledgment below to certify that it was made
before me.

On AUGUST 25, 1984, Olive F. Wester, widow

appeared before me in person. (If more than one person appears, the words "this person" shall include all persons named who appeared
before the officer and made this acknowledgment). I am satisfied that this person is the person named in and who signed this Deed.
This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the uses and purposes expressed
in this Deed.

This person also acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced
by this Deed, as such consideration is defined in P.L. 1968, c. 49, §1(c), is \$100,000.00

Officers signature. Print, stamp or type name and title directly beneath.

BRUCE H. L. ROSEN
ATTORNEY-AT-LAW
OF NJ

CORPORATE PROOF BY THE SUBSCRIBING WITNESS

State of New Jersey, County of

I am a
an officer authorized to take acknowledgments and proofs in this State.

On 19,
(from now on called the "Witness") appeared before me in person. The Witness was duly sworn by me according to law under oath and
stated and proved to my satisfaction that:

1. The Witness is the.....Secretary of the Corporation which is the Grantor in this Deed.
2. the officer who signed this Deed, is the.....President
of the Corporation (from now on called the "Corporate Officer").
3. The making, signing, sealing, and delivery of this Deed have been duly authorized by a proper resolution of the Board of
Directors of the Corporation.
4. The Witness knows the corporate seal of the Corporation. The seal affixed to this Deed is the corporate seal of the Corpora-
tion. The seal was affixed to this Deed by the Corporate Officer. The Corporate Officer signed and delivered this Deed as and for the
voluntary act and deed of the Corporation. All this was done in the presence of the Witness who signed this Deed as attesting witness.
The Witness signs this proof to attest to the truth of these facts.

The Witness also acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty
evidenced by this Deed, as such consideration is defined in P.L. 1968, c. 49, §1(c), is \$.....

Sworn to and signed before me on the date written above.

Witness: sign above and print or type name below.

Officers signature. Print, stamp or type name and title directly beneath.

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

Received Aug. 30th A.D. 19 84

At 1:54 o'clock p.m.

and recorded in the Clerk's Office of Gloucester County, at Woodbury

in book 1497 of DEEDS
page 1073&c

Joseph J. Hoffman
Clerk
bd

Deed

OLIVE F. WESTER, widow
to

EDWARD L. PETRO and
CAROLE R. PETRO, his wife

Record and return to:

~~ROESDER & ROESLER, P.A.
P.O. BOX 156
PITMAN, NEW JERSEY 08071~~

MAIL TO
CAPTAIN ~~WALKER~~ + Rowan
1 BROOKMEAD DR
CHERRY HILL NJ
08037

16.00 P
350.00 P

8-30-84
1:54 PM

350.00
16.00 DEED