

DEED

BOOK 1555 PAGE 728

35189

This Deed is made on August 26, 1986.

BETWEEN FRANCIS G. MISCAVAGE and MARGUERITE MISCAVAGE, H/W

whose address is 1 Bunker Hill Road, Sewell, New Jersey 08080
referred to as the Grantor,

AND JOSEPH J. DEAN, JR. and JULIA K. DEAN, H/W
1 BUNKER HILL ROAD
SEWELL, NEW JERSEY 08080

whose post office address is 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 NINETY-FIVE THOUSAND (\$95,000.00) DOLLARS-----
The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of
Block No. 54-10 Lot No. 7 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 TOWNSHIP of WASHINGTON
County of GLOUCESTER and State of New Jersey. The legal description is:

BEGINNING at a point in the Southerly line of Bunker Hill Road (60 feet wide), said beginning point being also in the division line between Lots 6 and 7 on the block and plan hereinafter mentioned; thence

(1) South 86 degrees 31 minutes 35 seconds East along said line of Bunker Hill Road, 104.52 feet to a point of curve; thence

(2) Southwardly along the arc of a curve to the right, radius 20 feet, the arc distance of 28.29 feet to a point of reverse curve in the Westerly line of Freedom Road; thence

(3) Southwardly along same, along the arc of a curve to the left, radius 696.20 feet, the arc distance of 72.56 feet to the division line between Lots 7 and 8; thence

(4) South 78 degrees 32 minutes 10 seconds West along same, 144.17 feet to the division line between Lots 6 and 7; thence

(5) North 03 degrees 28 minutes 25 seconds East along same, 125.00 feet to the place of beginning.

BEING known as Lot 7, Block 54-10 on plan of Wedgwood Farms, Section Two, filed December 1, 1977 as Map #6-211.

Prepared by:

Joseph A. Alacqua
JOSEPH A. ALACQUA, ESQ.

COUNTY OF GLOUCESTER

CONSIDERATION 25,000.00 95.09
REALTY TRANSFER FEE 332.50 ST 139.41

DATE 9-9-86 BY EB NPF

BEING known as No. 1 Bunker Hill Road.

ALSO BEING known as Lot 7, Block 54-10, on Plate 7K of the Township of Washington Tax Maps.

BEING the same lands and premises which became vested in: FRANCIS G. MISCAVAGE AND MARGUERITE MISCAVAGE, H/W, BY DEED FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION, DATED NOVEMBER 15, 1978, RECORDED NOVEMBER 17, 1978 IN DEED BOOK 1368, PAGE 90.

Promises by Grantor. The Grantor's promises are listed below. Each promise is expressed in the language of a New Jersey law (with a reference to the law) and is followed by an explanation in plain language. The Grantor promises that:

- the Grantor is lawfully seized of the said land (N.J.S.A. 46:4-3) - the Grantor is the legal owner;
- the Grantor has the right to convey the said land to the Grantee (N.J.S.A. 46:4-4) - the Grantor has the right to convey (sell) this property;
- the Grantee shall have quiet possession of the land (N.J.S.A. 46:4-5) - the Grantee will not be disturbed by others with claims against this property;
- the Grantor will execute such further assurances of the said lands as may be requisite (N.J.S.A. 46:4-10) - the Grantor will comply with the Grantee's reasonable requests to correct any title defect; and
- the Grantor will warrant generally the property hereby conveyed (N.J.S.A. 46:4-7) - the Grantor guarantees the Grantee's ownership of the property.

Who is Bound. The promises made in this Deed are legally binding upon the Grantor and all who lawfully succeed to the Grantor's rights and responsibilities. These promises can be enforced by the Grantee and all future owners of the property.

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:

Deborah Lightcap

Francis G. Miscavage (Seal)
FRANCIS G. MISCAVAGE
Marguerite L. Miscavage (Seal)
MARGUERITE L. MISCAVAGE

STATE OF NEW JERSEY, COUNTY OF Gloucester
I CERTIFY that on August 26, 1986 SS.:

FRANCIS G. MISCAVAGE and MARGUERITE L. MISCAVAGE personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- is named in and personally signed this Deed;
- signed, sealed and delivered this Deed as his or her act and deed; and
- made this Deed for \$ 95,000.00 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.)

Prepared by:

Deborah Lightcap
(Print name and title below signature)

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

DEBORAH LIGHTCAP
Notary Public of New Jersey
My Commission Expires Oct. 1, 1986
SS.:

STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on , 19 ,

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

- this person is the secretary of the corporation named in this Deed;
- this person is the attesting witness to the signing of this Deed by the proper corporate officer who is the President of the corporation;
- this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- this person knows the proper seal of the corporation which was affixed to this Deed;
- this person signed this proof to attest to the truth of these facts; and
- 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 pre-
sented an abstract of the within to the
assessor of the taxing district therein
mentioned.

JOSEPH J. HOFFMAN
COUNTY CLERK

1 21.00 100

2 25.00 100

3 25.00 100

Received Sept. 9th A.D. 19 86
At 8:30 o'clock a.m.
and recorded in the Clerk's Office
of Gloucester County, at Woodbury
in book 1555 of DEEDS
page 728 &c

Joseph J. Hoffman
Clerk
bd

DEED

FRANCIS G. MISCAVAGE
and
MARGUERITE L. MISCAVAGE

TO
JOSEPH J. DEAN
and
JULIA K. DEAN

Grantor.

Grantee.

Dated: August 26, 1986

Record and return to:

CHARGE, RECORD, RETURN TO
PILGRIM TITLE AGENCY,
34 S. BROAD STREET
WOODBURY, N.J. 08096

8149-1

24.00
95.00
C- 237.41

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

SEP 9 1986
AM 8, 9, 10, 11, 12, 1, 2, 3, 4, 5, 6 PM

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