

040578
DB2324-P050

103-DEED - BARGAIN AND SALE (Covenant as to Grantor's Acts)
IND. TO IND. OR CORP. - Plain Language

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One Commerce Drive, Cranford, N.J. 07016

ADGRV -2

DEED

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

Charles J. Sprigman, Jr.

This Deed is made on July 1, 1993

BETWEEN WILLIAM H. TOOMEY and VIRGINIA H. TOOMEY, his wife

040578

whose address is Box 52, Warren, ME 04864

referred to as the Grantor,

AND JAMES M. MC DERMOTT, JR. and MAUREEN J. MC DERMOTT, his wife,

whose post office address is 213 Lakeside Drive, Glassboro, NJ 08028

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 FIFTY THOUSAND (\$50,000.00) DOLLARS

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Mantua Township
Block No. 265, part of Lot No. 9 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 Mantua
County of Gloucester and State of New Jersey. The legal description is:

BEGINNING at a point in the Northeasterly line of Heilig Road (25 feet from centerline) North 79 degrees 34 minutes 08 seconds West 1570.77 feet from the Northwesterly end of a curve having a radius of 25 feet that connects the Northwesterly and Northeasterly curved line of Heilig Road with the Northwesterly line of Barnsboro Richwood Road (35 feet from centerline) said point also being the division line of Lot 9.04 and 9.05, Block 265 on a plan hereinafter mentioned; thence (1) North 79 degrees 34 minutes 08 seconds West along the Northeasterly line of Heilig Road 250 feet to a point in the division line of Lot 9.04 and 9.05, Block 265, said plan; thence (2) North 10 degrees 25 minutes 52 seconds East along the said division line 523.00 feet to a point; thence (3) South 79 degrees 34 minutes 08 seconds East still along same 250.00 feet to a point; thence (4) South 10 degrees 25 minutes 52 seconds West still along same 523.00 feet to a point and place of beginning.

BEING Lot 9.04, Block 265 on a Final Plan of Subdivision prepared by Clancy & Associates, Inc., dated 12-21-92 last revised 2-17-93, and filed in the Gloucester County Clerk's Office on 6/29/93 as Map#8-402.

CONSIDERATION:	50000.00	EXEMPT CODE:	
COUNTY	STATE	N.P.N.B.F.	TOTAL
50.05	121.95	.00	175.00
EMI	DATE- 7/13/1993		

387001-1027

DB2324-P051

BEING a part of the same land which William H. Toomey, married man, granted and conveyed to William H. Toomey, married man, by deed dated October 26, 1990, recorded November 2, 1990, in Gloucester County Deed Book 2051, page 215&c.

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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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

Charles J. Sprigman, Jr.

William H. Toomey (Seal)
William H. Toomey

Virginia H. Toomey (Seal)
Virginia H. Toomey

STATE OF NEW JERSEY COUNTY OF GLOUCESTER

SS.:

I CERTIFY that on *July 1*, 19 *93*.

WILLIAM H. TOOMEY and VIRGINIA H. TOOMEY

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 \$ 50,000.00 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. 46:5-5.)

Charles J. Sprigman, Jr.
(Print name and title below signature)
Charles J. Sprigman, Jr.
Att - at - law in N.J.

00:354-6023

DB2324-P053:

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: July 1, 19 93

WILLIAM H. TOOMEY and VIRGINIA H. TOOMEY, his wife

Record and return to:

Grantor.

TO

JAMES J. DERMOTT, JR. and
MAURICE DERMOTT, his wife.

Grantee.

CONSIDERATION:		50000.00	EXEMPT CODE:	
COUNTY	STATE	121.75	M.P.R.T.F.	TOTAL
50.00	50.00	171.75	0.00	171.75
			DATE	7/13/1993

RECORDED
GLoucester COUNTY
93 JUL 13 PM 2:33
COUNTY CLERK

93 19079

525

#653-15500 (60)
CHANGE & RETURN
Congress Tide Corp.
38 N. Broad Street
Woodbury, NJ 08097

24.05C