

DEED

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

Ann M. Mc Cue
ANN M. MC CUE

This Deed is made on March 28, 19 91.

BETWEEN ANN M. MC CUE, widow

whose address is 96 Roosevelt Avenue, Dumont, NJ 07628

referred to as the Grantor.

AND JAMES C. MC CUE and JANICE M. MC CUE,
husband and wife

whose post office address is 96 Roosevelt Avenue, Dumont, NJ 07628

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 ONE HUNDRED TWENTY-SEVEN THOUSAND AND 00/100 (\$127,000.00)-----DOLLARS.
The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Dumont

Block No. 814 Lot No. 17 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 Borough of Dumont
County of Bergen and State of New Jersey. The legal description is:

KNOWN and DESIGNATED as all of Lot Number 349 and parts of Lots numbers 348, 350, 351, 352, 353, 354 and 355 as shown on a certain map entitled, "Map of Dumont Realty Co., Section 3A, Dumont, Bergen County, N.J.", filed in the Bergen County Clerk's Office on July 7, 1932 as Map No. 2741, and more particularly described as follows:

BEGINNING at a point on the northerly line of ROOSEVELT AVENUE, distant easterly thereon 120 feet from its intersection with the easterly line of COOPER AVENUE; running thence

- (1) North 13 degrees 30 minutes east, a distance of 120 feet to a point; thence
- (2) South 76 degrees 30 minutes east, a distance of 40 feet to a point; thence
- (3) South 13 degrees 30 minutes west, a distance of 120 feet to the northerly line of ROOSEVELT AVENUE; and thence
- (4) Running along said line of ROOSEVELT AVENUE, North 76 degrees 30 minutes west, a distance of 40 feet to the point and place of BEGINNING.

BEING the same premises conveyed to James Mc Cue and Ann M. Mc Cue, his wife, under deed from Frank H. Hanson and Hilda M. Hanson, his wife, dated March 14, 1966, recorded March 15, 1966, in Deed Book 4896, page 180, in the Bergen County Clerk's Office.

The said James Mc Cue died September 10, 1989, a resident of Dumont, Bergen County, New Jersey.

Kathleen A. Brown
COUNTY CLERK

RECORDED-BERGEN COUNTY

025223

91 APR -1 AM 9:35

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:

Ann M. Mc Cue (Seal)
ANN M. MC CUE

Carole M. Brezzi (Seal)

STATE OF NEW JERSEY, COUNTY OF OCEAN

SS.:

I CERTIFY that on March 28, 19 91
ANN M. MC CUE, widow

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 \$ 127,000.00 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.)

Carole M. Brezzi
(Print name and title below signature)

CAROLE M. BREZZI
A Notary Public of New Jersey
My Commission Expires May 12, 1991

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 48, P.L. 1968)

ALL-STATE LEGAL SUPPLY CO.
One Commerce Drive, Cranford, N.J. 07016
A.D.R. 57-1

or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1965 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF OCEAN

as.

FOR RECORDER'S USE ONLY

Consideration \$ 64
Realty Transfer Fee \$ 64
Date 4-1-91 By 63

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

(I) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, ANN M. MC CUE, widow

(Print)

, being duly sworn according to law upon his/her oath deposes and

says that he/she is the GRANTOR

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

in a deed dated March 28, 1991, transferring real property identified as Block No. 814

Lot No. 17 located at 96 Roosevelt Avenue, Dumont, Bergen County
(Show Address, Municipality, County)

and annexed hereto.

(2) 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 \$ 127,000.00

(3) FULL EXEMPTION FROM FEE

Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(j) Between parent and child.

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

a) SENIOR CITIZEN (See Instruction #8)

- ☐ Grantor(s) 62 yrs. of age or over.*
☐ One or two-family residential premises

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ No joint owners other than spouse or other qualified exempt owners.

b) BLIND (See Instruction #8)

- ☐ Grantor(s) legally blind.*
☐ One or two-family residential premises.

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ No joint owners other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8)

- ☐ Grantor(s) permanently and totally disabled.*
☐ One or two-family residential premises.
☐ Receiving disability payments.

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ Not gainfully employed.
☐ No joint owners other than spouse or other qualified exempt owners.

*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

c) LOW AND MODERATE INCOME HOUSING (See Instruction #9)

- ☐ Affordable According to H.U.D. Standards.
☐ Meets Income Requirements of Region.

- ☐ Reserved for Occupancy.
☐ Subject to Resale Controls.

d) NEW CONSTRUCTION (See Instruction #9)

- ☐ Entirely new improvement.
☐ Not previously used for any purpose.

- ☐ Not previously occupied.

Deponent makes this 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 28th

day of March

, 19 91

Ann M. Mc Cue

ANN M. MC CUE

(Name of Deponent (Type above line))

(Name of Grantee (Type above line))

96 Roosevelt Avenue, Dumont, N.J. 07628

(Address of Deponent)

(Address of Grantee or Trust of Deed)

CHARLES M. BRIZZI

A Notary Public of New Jersey
My Commission Expires May 12, 1991

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

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 on partial exemption from fee (N.J.A.C. 18:16-4.12).

TRIPPLICATE - Pink copy is your file copy.

WRITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICE

DEED

ANN M. MC CUE, widow

TO

JAMES C. MC CUE and JANICE M.
MC CUE, husband and wife

Grantor.

Grantee

Dated: March 28, 19 91

Record and return to:

STEINBERG & STEELE, P.A.
1121 Madison Avenue
P.O. Box 636
Lakewood, NJ 08701

ABSTRACTED