

DEED

S. Gerald Cardinale, Individually,
and Donald Zimmerman, Individually
and doing business as KAUFER-
MAIN Realty

TO

S. Gerald Cardinale, Individually,
Donald Zimmerman, Individually,
Arthur E. Hassler, Individually and
doing business as KAUFER-MAIN Realty

Grantor.

Dated: *January 26, 1984*

Record and return to:

Scelza & Carver
2460 Lemoine Avenue
Fort Lee, New Jersey 07024

DEED

This Deed is made on April 14th, 1984

BETWEEN

ANNA BITTER and VICTOR A. BITTER, JR.

RECEIVED

MAY 9 10 45 AM '84

Car R. Shurtz
BERGEN COUNTY CLERK

whose address is 69C Yorktown Parkway, Whiting, New Jersey and
105 Stillwater Road, Barnegat, New Jersey, respectively
referred to as the Grantor.

AND

SHARON MCCUE, Single and KEITH ALLERDINGS, Single

whose post office address is 96 Roosevelt Avenue, Dumont, New Jersey and
1 Henry Street, Moonachie, New Jersey, respectively 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 -- SIXTY FIVE THOUSAND AND
00/100 DOLLARS (\$65,000.00)

The Grantor acknowledges receipt of this money.

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

Block No. 223-A

Lot No. 70 & 71

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 Bergenfield
County of Bergen and State of New Jersey. The legal description is:

KNOWN, laid down and designated on a certain map entitled, "Map of Property
belonging to F.M. Sandberg, Bergenfield, N.J." filed in the Bergen County Clerk's
Office on June 6th, 1923, as Map No. 1844, as lots numbered Seventy (70) and Seventy-
one (71).

Commonly known as 141 E. Johnson Avenue, Bergenfield, New Jersey.

Subject to restrictions and easements of record, if any, municipal zoning ordinances
and such state of facts as an accurate survey and inspection of the premises may
disclose.

BEING further described as follows:

BEGINNING at a point formed by the intersection of the westerly line of Jagoe Street
and the northerly line of East Johnson Avenue and running from thence (1) along the
northerly line of East Johnson Avenue North 78° 00' West 48.65 feet to the division
line between lot 69 and lot 70 as shown on the aforesaid map; thence (2) along said
division line North 12° 00' East 104.75 feet to lands now or formerly of William
Walter Phelps thence (3) along said lands South 78° 00' East 47.01 feet to the
westerly line of Jagoe Street and thence (4) along the same South 11° 06' 10" West
104.76 feet to the point and place of beginning.

Prepared by:
(N.J.S.A. 46:15-13)

Thomas P. McCabe, Esq.

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Consideration
Rec'd Transfer Fee
Recording Fee
By *TM* Total \$
65,000.00
15.00
80.00

80.00
65.00
15.00
MAY 9 84 DEED

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:

Anna Bitter
Anna Bitter

Anna Bitter (Seal)
Anna Bitter
Victor A. Bitter (Seal)
Victor A. Bitter

STATE OF NEW JERSEY, COUNTY OF *Ocean*

SS.:

I CERTIFY that on April *14th*, 19 *84*

ANNA BITTER and VICTOR A. BITTER, JR.

and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person) personally came before me
(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 \$ 65,000.00 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.)

Cherylann Bitter
A Notary Public of the State of New Jersey
My commission expires on *10-18-84*
CHERYLANN BITTER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 18, 1984

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)

ALL-STATE LEGAL SUPPLY CO.
269 Sheffield St., Mountainside, N. J. 07092
ADGAVST

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

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

STATE OF NEW JERSEY

COUNTY OF Bergen

FOR RECORDER'S USE ONLY

Consideration \$ 65,000.00
Realty Transfer Fee \$ 125.00 C
Date 5-9-84 By MS

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

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

Deponent, Sharon McCue

being duly sworn according to law upon his/her oath deposes and says that he/she is the Grantee

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

in a deed dated April 14, 1984

transferring real property identified as Block No. 223-A

Lot No. 70 & 71

located at 141 East Johnson Avenue, Bergenfield, Bergen County
(Street Address, Municipality, County)

(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 \$ _____ and annexed hereto.

(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.

(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 Instruction #8)

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.

c) 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.

d) NEW CONSTRUCTION (See Instruction #8)

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

- ☐ Not previously occupied.

Deponent makes 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 9th
day of May, 19 84

Robert J. Buckalew
An Attorney at Law of New Jersey

Sharon McCue
Name of Deponent
Sharon McCue

Address of Deponent

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number _____
Deed Number _____ County _____
Deed Dated _____ Book _____ Page _____
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, pursuant to N.J.A.C. 18:18-8.12.
TRIPLICATE - Pink copy is your file copy.

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DEED

ANNA BITTER and VICTOR A. BITTER, JR.

Dated: April , 19 84

Record and return to:

TO
SHARON McCUE, Single and
KEITH ALLERDINGS, Single

Grantor.

RECORD AND RETURN TO
BROWNE, BUCKALEW AND DeMARRAIS
ATTORNEYS AT LAW
50 Main Street
Hackensack, New Jersey 07601

Grantee.