

163,000.00
RENTY FEE: 590.00
TRANSFER FEE: 22.00
RECORD FEE: 570.50
ADD FEE >150K: 19.50
CONSIDERATION: 590.00
TOTAL: 612.00

103--DEED - BARGAIN AND SALE (Covenant as to Grantor's Acts)
IND. TO IND. OR CORP. -- Plain Language ADGR ST-1

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One Commerce Drive, Cranford, N.J. 07016

DEED

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

MICHAEL DeMARRAIS, ESQ.

This Deed is made on February 27th, 1987

BETWEEN KEITH ALLERDINGS and SHARON ALLERDINGS, husband and wife,

whose address is 141 E. Johnson Avenue, Bergenfield, New Jersey 07621,
referred to as the Grantor.

AND JANE M. PRACILIO, Single, and DAVID V. GELCIUS, Single

whose post office address is about to be 141 E. Johnson Avenue, Bergenfield,
New Jersey 07621,
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 SIXTY-THREE THOUSAND AND NO/100 (\$163,000.00) DOLLARS. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Bergenfield
Block No. 233A Lot Nos. 70 and 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 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 6, 1923 as Map No. 1844, as lots numbered Seventy (70) and Seventy-One (71).

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 degrees 00 minutes 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 degrees 00 minutes East 104.75 feet to lands now or formerly of William Walter Phelps; thence (3) Along said lands South 78 degrees 00 minutes East 47.01 feet to the westerly line of Jagoe Street; and thence (4) Along the same south 11 degrees 06 minutes 10 seconds West 104.76 feet to the point and place of beginning.

BEING known as Lots 70 and 71 in Block 223A on the current tax assessment map of the Borough of Bergenfield.

COMMONLY known as #141 E. Johnson Avenue, Bergenfield, New Jersey.

SUBJECT to grants, easements, restrictions of record and zoning ordinances, if any, and such state of facts as an accurate survey might disclose.

BEING the same premises conveyed to SHARON McCUE, single, and KEITH ALLERDINGS, single, by deed from ANNA BITTER and VICTOR A. BITTER, JR., Mother and Son, dated April 14, 1984, and recorded in the Bergen County Clerk's Office May 9, 1984, in Deed Book 6833, Page 462, and by Deed to KEITH ALLERDINGS and SHARON ALLERDINGS, husband and wife, by Deed from KEITH ALLERDINGS and SHARON ALLERDINGS (formerly known as SHARON McCUE), husband and wife, dated August 8, 1985, and recorded September 13, 1985, in Deed Book 6953, Page 82.

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PK 7103 PG 262

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BERGEN COUNTY CLERK

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:

MICHAEL DEMARRAIS

KEITH ALLERDINGS

SHARON ALLERDINGS

STATE OF NEW JERSEY, COUNTY OF HUDSON

SS.:

I CERTIFY that on February 27th, 19 87

KEITH ALLERDINGS and SHARON ALLERDINGS, husband and wife, 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 \$ 163,000.00 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.)

MICHAEL DEMARRAIS

An Attorney at Law of New Jersey

ABSTRACTED

DEED

KEITH ALLERDINGS and
SHARON ALLERDINGS, husband and wife,

Grantor.

TO

JANE M. PRACILIO, Single, and
DAVID /GELCIUS, Single,

Grantee.

Dated: February 27th. 1987.

Record and return to:

THOMAS D. McKEON,
615 Kearny Avenue
Kearny, NJ 07032

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