

This Deed, made the 17th day of May 19 76,
Between MAHDI GHODSSEE and JOSEPHINE GHODSSEE, his wife,

residing at 233 Wilson Street
in the Township of Saddle Brook in the County of
Bergen and State of New Jersey herein designated as the Grantors,
And WALTER YOUNG and EVELYN YOUNG, his wife, and EVELYN
ECKROTE,

residing or located at 120 Idalroy Trail
in the Borough of Hopatcong in the County of
Sussex and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of Forty-nine Thousand

and 00/100 (\$49,000.00) Dollars

lawful money of the United States of America, to the Grantors in hand well and truly paid by the
Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and
convey unto the Grantees forever,

All that tract or parcel of land and premises, situate, lying and being in the
Township of Saddle Brook in the
County of Bergen and State of New Jersey, more particularly described as follows:

BEGINNING at a point on the northerly side of Wilson Street,
distant easterly along the same 477.50 feet from the corner formed
by the intersection of the northerly line of Wilson Street with
the easterly line of Oak Avenue, and running thence (1) north
9 degrees 10 minutes west 112.39 feet, thence (2) north 81 degrees
03 minutes 30 seconds east 47.50 feet, thence (3) south 9 degrees
10 minutes east 111.95 feet to the northerly side of Wilson Street,
thence (4) westerly and along the same 47.50 feet to the point or
place of BEGINNING.

BEING commonly known as 233 Wilson Street, Saddle Brook, New
Jersey.

BEING the same premises conveyed to the grantors herein by
deed recorded in the Bergen County Clerk's Office in Book 5578,
Page 465.

SUBJECT to restrictions and easements of record, zoning and
municipal rules and regulations and any state of facts which an
accurate survey might disclose.

It is the intention that Walter Young and Evelyn Young, his
wife, shall own an undivided one-half interest in said premises as
tenants by the entirety, and Evelyn Eckrote shall own the remaining
undivided one-half interest in said premises as a joint tenant with
Walter Young and Evelyn Young, his wife.

RECEIVED

1976 MAY 18 AM 11:03

Paul R. Hunter
BERGEN COUNTY CLERK

BOOK 6113 PAGE 42

Consideration
Realty Transfer Fee
Recording Fee
By *SG* Total
\$ 49,000.00
176.12
1.80
\$ 49,177.92

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantors covenant to and with the Grantees that at the time of the sealing and delivery of these presents, Grantors are lawfully seized of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the premises hereby conveyed, with all the buildings thereon and the privileges and appurtenances thereunto belonging; And have good right, full power and absolute authority to grant, sell and convey the same to the Grantees in the manner and form hereof; And that the Grantees shall and may at all times hereafter, peaceably and quietly enter upon and have, hold, use and occupy, possess and enjoy the premises hereby conveyed and every part and parcel thereof, with all the buildings thereon and the privileges and appurtenances thereunto belonging, to and for Grantees' use and benefit without any let, suit, eviction, interruption, claim or demand whatsoever, of the Grantors or of any other persons whomsoever lawfully claiming or to claim the same; And that the said lands and premises are now free and clear, acquitted and discharged of and from all limitations, grants, estates, mortgages, judgments, executions, taxes, assessments, encumbrances and liens of any nature and kind whatsoever, except as herein set forth; And that the Grantors and every person whomsoever, lawfully or equitably deriving any estate, right, title or interest through, from or for the Grantors, in trust or otherwise, in or to the premises described herein, the buildings thereon and the privileges and appurtenances thereunto belonging, shall and will, at all times hereafter upon the reasonable request and at the expense of the Grantees, do or execute or cause to be done or executed, all such further acts, deeds and things for the better, more perfectly and absolutely conveying and assuring the said lands and premises hereby conveyed, as by the Grantees or Grantees' counsel in law, shall be reasonably advised or required. And also, that the Grantors by these presents do and will forever warrant and defend the lands and premises described herein and every part and parcel thereof, with all the buildings thereon and the privileges and appurtenances thereunto belonging, unto the Grantees, against the Grantors and against all persons lawfully claiming or to claim the same.

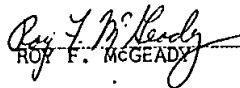
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of


MAHDI GHODSSEE (L.S.)


ROY F. MCGEADY


JOSEPHINE GHODSSEE (L.S.)

State of New Jersey, County of BERGEN } ss.: Be it Remembered,
that on May 17th 1976, before me, the subscriber, an Attorney
at Law of New Jersey
personally appeared MAHDI GHODSSEE and JOSEPHINE GHODSSEE, his wife,

who, I am satisfied, are the persons named in and who executed the within Instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$49,000.00.

Prepared by:
Roy F. McGeady


ROY F. MCGEADY
Attorney at Law of New Jersey

Consideration \$ 49,000.00
 Realty Transfer Fee 17.50
 Recording Fee 9.25
 By 50 Total \$ 184.25

Deed

MAHDI GHODSSEE and JOSEPHINE
 GHODSSEE, his wife.

TO

WALTER YOUNG and EVELYN YOUNG,
 his wife, and EVELYN ECKROTE

22106 925 171.50 180.75

MAY 18 76 DEED

Dated May 17th 19 76

ABSTRACTED

Mr. Barry P. Sarkisian, Esq.
 6135 Bergenline Avenue
 West New York, N. J. 07093