

Consideration \$ 122,900.00
 Realty Transfer Fee 430.50
 Recording Fee 14.00
 By *gaw* Totals 467.50

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

D GRVST — I

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One Commerce Drive, Cranford, N.J. 07016

DEED

RECEIVED

This Deed is made on

July 26, 1985

AUG 7 9 15 AM '85

BETWEEN

PAULINE HUTTER

Carol R. Hutter
BERGEN COUNTY CLERK

whose address is

5100 Blue Ridge Court, Wallington, New Jersey 07057
referred to as the Grantor,

AND

JERRY ALLERDINGS and LORI ALLERDINGS, h/w

whose post office address ~~is~~ will be

26 Brook Street, Bergenfield, New Jersey 07621
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 TWO THOUSAND, NINE HUNDRED and no/100 (\$122,900.00) DOLLARS
The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of
Block No. 289 Lot No. 19A

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:

BEING the southerly portion of lot number 19 as shown on a map entitled "Clinton Heights", Bergenfields, New Jersey", made by C.H. Eckerson E.M. dated November, 1910, and filed in the Bergen County Clerk's Office May 8, 1914 as Map No. 1512, more particularly described as follows: BEGINNING at a point on the westerly line of Brook Street (formerly Liberty Street) distant 251.38 feet southerly from the intersection formed by the westerly side of Brook Street and the southerly side of Clinton Avenue and from said point running thence:-

- 1) South 80° 55' West 100.0 feet to a point; thence
- 2) South 10° 00' East 45.50 feet to a point; thence
- 3) North 80° 55' East 100.0 feet to a point in the westerly side of Brook Street; thence
- 4) Along the westerly side of Brook Street, North 10° 00' West 45.50 feet to the point and place of BEGINNING.

BEING the same premises conveyed to the Grantor herein from Rudolph Hutter and Pauline Hutter by Deed dated February 22, 1985, recorded February 25, 1985, in Book 6902, Page 325, in the Office of the Bergen County Clerk.

BEING more commonly known as 26 Brook Street, Bergenfield, New Jersey.

BEING further described in accordance with a survey made by G. Cassetta & Assoc., dated June 24, 1985.

SUBJECT to governmental zoning ordinances, easements, restriction of record, if any, and such state of facts as an accurate survey may disclose.

Prepared by:

Donald J. Lenner
DONALD J. LENNER

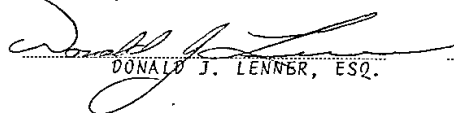
BOOK 6941 PAGE 546

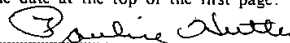
444.50
430.50
14.00
74,945
AUG 7 85

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:


DONALD J. LENNER, ESQ.


PAULINE HUTTER (Seal)

(Seal)

STATE OF NEW JERSEY, COUNTY OF BERGEN

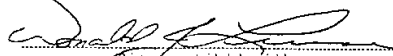
SS.:

I CERTIFY that on July 26, 1985 PAULINE HUTTER

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 \$122,900.00 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.)

Prepared by:


DONALD J. LENNER, ESQ.
Attorney At-Law of New Jersey

N.J.S.A. 46:15-13 (Print signer's name below signature)

DEED

PAULINE HUTTER

Grantor,

TO

JERRY ALLERDINGS

and

LORT ALLERDINGS, h/w

Grantee.

Record and return to:

BROWNE, BUCKALEW & DeMARRAIS, ESQS.
50 Main Street
Hackensack, New Jersey 07601

ABSTRACTED