

This Deed, made the 10th day of January, 1979

Between FRED W. LUTHER and LAURETTE P. LUTHER,
his wife,

residing at 308 Stevens Avenue,
in the Village of Ridgewood, in the County of
Bergen and State of New Jersey, herein designated as the Grantors,

And MATTHEW C. BROGAN and HEIDI L. BROGAN,
his wife,

about to reside 308 Stevens Avenue,
in the Village of Ridgewood, in the County of
Bergen and State of New Jersey, herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of (\$88,500.00)

-----EIGHTY EIGHT THOUSAND FIVE HUNDRED 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
Village of Ridgewood, in the
County of Bergen and State of New Jersey, more particularly described as follows:

KNOWN and designated as Lots 2, 3, 4, 5, and 6 as shown on a certain
map entitled "Map of Ridgewood Gables, situated in the Village of
Ridgewood, Bergen County, New Jersey, November 16, 1926", filed
November 17, 1926 as Map No. 2177.

ALSO being known as Lot 10, in Block 4308 on the Tax Map of the
Village of Ridgewood, New Jersey.

BEING commonly known as 308 Stevens Avenue, Ridgewood, New Jersey.

BEING the same premises conveyed to the Grantors herein by deed from
Frank J. Backenstoe and Genevieve Backenstoe, his wife, dated
November 28, 1958, and recorded in the Bergen County Clerk's Office
on December 8, 1958 in Book 3996 of deeds, page 150.

The above described land and premises are sold and conveyed
SUBJECT TO:

1. Easements and restrictions of record, if any;
2. Such state of facts as an accurate survey might disclose;
3. Applicable zoning ordinances.

Consideration \$ 88,500.00
Rec'd Transfer Fee 2.00
Recording Fee 2.00
By 88,504.00 Total \$

RECEIVED
1979 JAN 11 PM 12:32
Paul R. Hantman
BERGEN COUNTY CLERK

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

Fred W. Luther (L.S.)
FRED W. LUTHER

William R. Benson
WILLIAM R. BENSON

Laurette P. Luther (L.S.)
LAURETTE P. LUTHER

State of New Jersey, County of Bergen } ss.: Be it Remembered,
that on January 10, 1979, before me, the subscriber,
an attorney at law of New Jersey,
personally appeared Fred W. and Laurette P. Luther,

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 \$ 88,500.00.

Prepared by:
William R. Benson

William R. Benson
WILLIAM R. BENSON
Attorney at Law of New Jersey

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

ALL-STATE LEGAL SUPPLY CO.
269 Sheffield St., A. Hightstown, N.J. 07092

or
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

ss.

FOR RECORDER'S USE ONLY

Consideration \$ 88,500.00

Realty Transfer Fee \$ 88.50 c.

Date 1/17/79 By SP

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

(1) PARTY OR LEGAL REPRESENTATIVE (See instruction #3)

Fred W. Luther and Laurette P. Luther being duly sworn
according to law upon his oath deposes and say that he is the

Grantors

(State whether Grantor, Grantee or Legal Representative; if Legal Representative, specify in what capacity)
in the deed between

Fred W. Luther & Laurette P. Luther, 308 Stevens Avenue, Ridgewood, N.J.

(Name and Address of Grantor)

Matthew C. Brogan & Heidi L. Brogan, about to reside at 308 Stevens Avenue,
Ridgewood, N.J.

(Name and Address of Grantee)

dated January 10, 1979 and annexed hereto.

(2) OFFICER OF CORPORATE GRANTOR OR CORPORATE GRANTEE (See Instruction #4)

Deponent states that he is the _____ of _____
(Title of Corporate Officer)

of _____, and that he is fully
(Name of Corporate Grantor or Grantee)
acquainted with the business of said corporation and knows the actual and full consideration paid or to be paid for the transfer
of title to the premises described in the deed annexed hereto.

(3) OFFICER OF TITLE COMPANY OR LENDING INSTITUTION (See Instruction #5)

Deponent states that he is the _____ of _____
(Title)

_____ participating in
(Name of Title Company or Lending Institution)
the deed transaction herein described and that he knows the actual and full consideration paid or to be paid for the transfer
of title to the premises described in the deed annexed hereto.

(4) 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 \$ 88,500.00.

(5) LOCATION OF PROPERTY

Deponent states that the real property transferred by the deed annexed hereto is located in

Village of Ridgewood

(Taxing Districts)

and Bergen

(County(s))

(6) EXEMPTION FROM FEE (Complete only if exemption from fee or any part thereof is claimed.)

CHECK APPROPRIATE BLOCK BELOW.

Deponent claims that this deed transaction was exempt from the realty transfer fee imposed by c. 49, P.L. 1968 ☐
(See instruction #7) or is exempt from the increased fee imposed by c. 176, P.L. 1975 ☒ (See instruction #8) for the following
reason(s):

Both Grantors are over 62 years of age.

Deponent makes affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee sub-
mitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me
this 10th day of January, 1979

William R. Benson
WILLIAM R. BENSON
Attorney at Law of New Jersey

Fred W. Luther
Name of Deponent Fred W. Luther
308 Stevens Avenue, Ridgewood, N.J.
Address of Deponent

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, pursuant to N.J.A.C. 18:16-8.12.

TRIPPLICATE - Pink copy is your file copy.

Consideration \$ 88,500.00
 Realty Transfer Fee 88.10
 Recording Fee 80.35
 Total \$ 98.75
 By *CD*

Deed

FRED W. LUTHER &
 LAURETTE P. LUTHER,
 HIS WIFE,

TO

MATTHEW C. BROGAN &
 HEIDI L. BROGAN,
 HIS WIFE.

Dated January 10, 1979

Record & return to:
 Robert S. Marcus, Esq.
 76 South Orange Avenue
 South Orange, N.J.
 07079

ABSTRACTED

JAN 11 79 DEED- 2,276 10.25 88.50 98.75