

Consideration \$ 155,000.00
Realty Transfer Fee 15.00
Recording Fee 15.00
By *[Signature]*
Total 175.00

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

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One Commerce Drive, Cranford, N.J. 07016

DEED

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

This Deed is made on January 29, 1986

[Signature]
Herbert F. Savoye, Jr.

BETWEEN

EVA LUND, widow

whose address is 500 East Ridgewood Avenue, Apt. 1, Ridgewood, Bergen County, New Jersey 07450 referred to as the Grantor.

AND STEPHEN J. GARBER and COLLEEN A. GARBER, his wife, and PHILIP P. MC CUE and LUCILLE L. MC CUE, his wife,

who are about to reside at 60 Lynn Court, Bogota, Bergen County, New Jersey 07603 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 FIFTY-FIVE THOUSAND AND NO/100 (\$155,000.00)-----DOLLARS.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-21) Municipality of Bogota

Block No. 1 Lot No. 43 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 Bogota and State of New Jersey. The legal description is:

BEING KNOWN as Lot 43 in Block 1 on map entitled "Subdivision Map of Park View Homes, Borough of Bogota, Bergen County, New Jersey" dated October 7, 1964 made by William H. Schwanewede Associates, and filed in the Bergen County Clerk's Office on February 10, 1965 as Map No. 6253.

BEING the same premises conveyed to Arthur E. Lund and Eva Lund, his wife, by deed from Bogota Arms, Inc., dated January 24, 1966 and recorded January 25, 1966 in the Bergen County Clerk's Office in Book of Deeds 4880, page 191. The said Arthur E. Lund died July 13, 1978, and the said Eva Lund has not remarried.

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

RECEIVED
JAN 30 1 38 PM '86
[Signature]
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:

Eva Lund (Seal)

Herbert F. Savoye, Jr. (Seal)

STATE OF NEW JERSEY, COUNTY OF BERGEN

SS.:

I CERTIFY that on January 29, 1986

EVA LUND, widow,

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 \$155,000.00----- 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.)

Herbert F. Savoye, Jr.
(Print name and title below signature)
Herbert F. Savoye, Jr.
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.
289 Sheffield St., Mountaineer, N. J. 07082
DGRVST

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 \$ 155,000.00
Realty Transfer Fee \$ 162.50 A
Date 1-30-86 By EL

*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, EVA LUND, being duly sworn according to law upon his/ her oath, deposes and says that ~~she~~ she is the Grantor
(Name)
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
in a deed dated January 29, 1986, transferring real property identified as Block No. 1
Lot No. 43 located at 60 Lynn Court, Bogota, Bergen County,
(Street Address, Municipality, County)
New Jersey 07603 and annexed hereto.

(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 \$155,000.00----

(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 29 day of January, 19 86

Herbert F. Savoye, Jr.
Attorney at Law of New Jersey

Eva Lund
Name of Deponent
Eva Lund
500 E. Ridgewood Ave., Ridgewood, N.J.
Address of Deponent 07450

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.

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICE

DEED

EVA LUND, widow,

Grantor.

TO

STEPHEN J. GARBER and
COLLEEN A. GARBER, his wife,
and
PHILIP P. MC CUE and
LUCILLE L. MC CUE, his wife,

Grantee.

Dated: January 29, 1986

Record and return to:

JERROLD M. FLEISHER, ESQ.
217 CLOSTER DOCK ROAD
CLOSTER, NEW JERSEY 07624

ABSTRACTED