

180,000.00
REALTY FEE: 24.00
RECORD FEE: 45.00
CONSIDERATION: 180,000.00
TRANSFER FEE: 24.00
AND FEE: 150.00
TOTAL: 68

103-DEED - BARGAIN AND SALE (Covenant as to Grantor's Acts)
IND TO IND. OR CORP. - Plain Language A.D.G. V&T-1

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One Commerce Drive, Cranford, N.J. 07016

DEED

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

Edmund V. McCann
Edmund V. McCann, Esquire

This Deed is made on July 1, 1991

BETWEEN FRED MARZOCCHI and MARGARET MARZOCCHI, HIS WIFE

whose address is about to be: 8 White Oak Drive, Lodi, NJ 07644
referred to as the Grantor.

AND LOUIS J. PERRILLA, JR., Single

whose post office address is about to be: 125 Euclid Avenue,
Ridgefield Park, New Jersey 07660 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 EIGHTY THOUSAND (\$180,000.00) DOLLARS

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-24) Municipality of Ridgefield Park
Block No. 92 Lot No. 4 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 Village of Ridgefield Park and State of New Jersey. The legal description is:

Which on a certain map on file in the Office of the Clerk of the County of Bergen, entitled: "Map of Property of Herman Niehaus, Ridgefield Park, New Jersey", filed May 2, 1907, as Map Number 1078 are known, laid down and designated as Lots numbered Twenty (20) and Twenty-One (21), fronting and facing on the Easterly side of Euclid Avenue, formerly Central Avenue, in said Village, and being of the size and dimensions as laid down on said map.

Premises being more particularly described as follows:

BEGINNING AT A POINT on the Southeasterly street line of Euclid Avenue, (100 feet wide) distant Northeasterly 150.06 feet along the same, from its intersection with the Northeasterly street line of Hobart Street (60 feet wide); thence from said Point of Beginning:

- (1) North 24 degrees 51 minutes, East, along said street line of Euclid Avenue 50.06 feet to a point; thence
- (2) South 61 degrees 03 minutes East, 173.28 feet to a point; thence
- (3) South 25 degrees 34 minutes West, 50.03 feet to a point; thence
- (4) North 61 degrees 03 minutes West, 172.66 feet to the POINT OR PLACE OF BEGINNING.

The above description being drawn in accordance with a survey prepared by Rubin L. Kurens, P.E. and L.S., dated May 29, 1991.

COMMONLY known as 125 Euclid Avenue, Ridgefield Park, New Jersey 07660.

"In compliance with Chapter 157, Laws of 1977, premises herein are Lot 4 in Block 92 on the Tax Map of the above municipality.

BEING the same premises conveyed to the Grantors herein by deed from Helena M. Lowe, widow, dated November 2, 1964 and recorded November 6, 1964 in Deed Book 4710, Page 448.

RECORDED - BERGEN COUNTY

91 JUL -5 7112-35

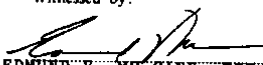
060402

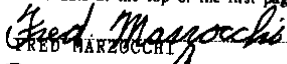
AK 7452 25927

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:


EDMUND V. MC CANN, ESQ.
ATTORNEY AT LAW OF NEW JERSEY

 (Seal)
FRED MARZOCCHI
 (Seal)
MARGARET MARZOCCHI

STATE OF NEW JERSEY, COUNTY OF BERGEN

SS.:

I CERTIFY that on July 1st, 19 91

FRED MARZOCCHI and MARGARET MARZOCCHI, HIS WIFE

and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person): personally came before me

- (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 \$ 180,000.00 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.)


(Print name and title below signature)
EDMUND V. MC CANN, ESQ.
ATTORNEY AT LAW OF NEW JERSEY

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

ALL-STATE LEGAL SUPPLY CO.
One Commerce Drive, Cranford, N.J. 07016
A.D.R. ST-1

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1983 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF Bergen

as.

FOR RECORDER'S USE ONLY

Consideration \$ 10,000.00
Realty Transfer Fee \$ 225.00 A
Date 7-5-91 By 63

*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)

Deposent, Margaret Marzocchi

(Name)

being duly sworn according to law upon his/her oath deposes and

says that he/she is the Grantor

(Other than Owner, Grantor, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

in a deed dated July 1, 1991, transferring real property identified as Block No. 92

Lot No. 4 located at 125 Euclid Avenue, Ridgefield Park, New Jersey

(Show Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deposent 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 \$

(3) FULL EXEMPTION FROM FEE Deposent 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 Instructions #8 and #9)

Deposent 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.

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.

c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)

- ☐ Affordable According to H.U.D. Standards.
☐ Meets Income Requirements of Region.

- ☐ Reserved for Occupancy.
☐ Subject to Rental Controls.

d) NEW CONSTRUCTION (See Instruction #9)

- ☐ Entirely new improvement.
☐ Not previously used for any purpose.

- ☐ Not previously occupied.

Deposent makes this 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 1st

day of July, 1991

Edmund V. McCann

Attorney at Law of

New Jersey

Margaret Marzocchi

Margaret Marzocchi

125 Euclid Avenue

Ridgefield Park, New Jersey

(Address of Deposent)

Margaret Marzocchi

Margaret Marzocchi

125 Euclid Avenue

Ridgefield Park, NJ

(Address of Grantor or Title of Sale)

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 on partial exemption from fee (N.J.A.C. 18:16-6.12).

TRIPPLICATE - Pink copy is your file copy.

PK 7452 PG 929

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

DEED

FRED MARZOCCHI and MARGARET
MARZOCCHI, HIS WIFE

Grantor.

TO

LOUIS J. PERRELLA, JR., SINGLE

Grantee.

Dated: July , 1991

Record and return to:

TYNE, TYNE & MC NULTY, ESQS.
PO BOX 521
104 NO. WASHINGTON AVENUE
BERGENFIELD, N.J. 07621
ATTN: GERALD P. TYNE, ESQ.

ABSTRACTED

RK 7452 PG 930

END OF DOCUMENT