

COMPARED WITH ORIGINAL
CONTRACT AND FOUND
CORRECT. *SAC*

General 2601
Parcel 292
Project MO008(438)

DEED OF WARRANTY

John Maurizi and Nae Maurizi, his wife

THE AFOREMENTIONED INSTRUMENT HAS
BEEN REVIEWED AND APPROVED AS TO
FORM

IRWIN I. KIMMELMAN

ATTORNEY GENERAL OF NEW JERSEY

BY

Louis M. ...
DEPUTY ATTORNEY GENERAL

To

The State of New Jersey

Dated *8-29-1985*

Spencer Pl. and Passaic St.

State Highway Route No.

County Bergen

ABSTRACTED

NEW JERSEY
DEPARTMENT OF TRANSPORTATION
TRENTON, NEW JERSEY

NEW JERSEY DEPT. OF TRANSPORTATION
1015 PARKWAY AVENUE
TRENTON, NEW JERSEY 08623
c/o TITLE BUREAU

DEED

This Deed is made on AUGUST 28TH, 1985

BETWEEN

JOHN JOSEPH CONN and ROBERT RAYMOND CONN,
Co-Executors of the Estate of MARGARET M. CONN,

whose address is 129 Euclid Avenue, Ridgefield Park, NJ 07660,
referred to as the Grantor,

AND

JAMES W. GILSON and ROSEANNE GILSON, his wife,

whose post office address is 28 Sixth Street, Ridgefield Park, NJ 07660,
referred to as the Grantee.
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Grantor. The Grantor makes this Deed as the Executors of the Last Will of
MARGARET M. CONN
late of the Village of Ridgefield Park County of
Bergen and State of New Jersey.

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 THIRTY-FOUR
THOUSAND DOLLARS and 00/100's - (\$134,000.00)
The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Ridgefield Park
Block No. 92 Lot No. 5 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
County of Bergen and State of New Jersey. The legal description is:

KNOWN AND DESIGNATED at Lots 18 and 19 as shown and laid down on map
entitled "property of Herman Niehaus, Ridgefield Park, N.J." said map
filed in the Bergen County Clerk's Office on May 2, 1907, as Map #1078

Said premises being more particularly described in accordance with
a survey made by Job and Job, dated August 5, 1985, as follows:

Beginning at a point in the easterly line of Euclid Avenue (Central
Avenue) said point distant 200.12 feet northerly from the intersection
of the easterly line of Euclid Avenue, (Central Avenue) and the north-
erly line of Hobart Street (Sixth Street) and running thence;
1. South 85° 26' East, 173.28 feet to a point; thence
2. North 27° 58' 16" East, 50.29 feet to a point; thence
3. North 85° 26' West, 173.90 feet to a point in the easterly line
of Euclid Avenue (Central Avenue); thence
4. Along same, South 27° 16' West, 50.33 feet to the point and place
of Beginning.

The said MARGARET M. CONN died on September 15, 1983, a resident of
Ridgefield Park, Bergen County, NJ. Her Last Will and Testament was
probated in the Bergen County Surrogate's Office.

PREPARED BY:

JOSEPH K. GREANEY, ESQ.,
Attorney at Law of N.J.

134,000.00
Consideration \$
Realty Transfer Fee
Recording Fee
By
Total

483.00
469.00
14.00
93.508
BIP 17 85 DEED-

RECEIVED
SEP 17 2 20 PM '85
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. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by:

Joseph K. Greaney
JOSEPH K. GREANEY, ESQ.
Attorney at Law of N.J.

John Joseph Conn (Seal)
JOHN JOSEPH CONN
Robert Raymond Conn (Seal)
ROBERT RAYMOND CONN
Co-Executors of the Estate of
MARGARET M. CONN

STATE OF NEW JERSEY, COUNTY OF BERGEN

SS.:

I CERTIFY that on AUGUST 28, 19 85, JOHN JOSEPH CONN and ROBERT RAYMOND CONN, Co-Executors of the Estate of MARGARET M. CONN 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 \$134,000.00 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.)

Prepared by:

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

Joseph K. Greaney
(Print name and title below signature)
JOSEPH K. GREANEY, ESQ.,
Attorney at Law of New Jersey.

STATE OF NEW JERSEY, COUNTY OF

SS.:

I CERTIFY that on

, 19

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the secretary of the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is the President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$ (Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on

, 19

(Print name of attesting witness below signature)

Prepared by:

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