

Deed

R R 8674
INFINITY TITLE AGENCY, INC.
33 EAST MAIN STREET, UNIT 2
MOORESTOWN, NJ 08057
609-727-0818 • FAX 609-727-5173

This Deed is made on 12/26/01
BETWEEN Mary Huertas (f/k/a Mary Huertas Young) and
Heather Frank

whose post office address is 3 Shreve Street
Wrightstown, New Jersey

referred to as the Grantor,
AND Heather Frank

whose post office address is 3 Shreve Street
Wrightstown, New Jersey

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of One Dollar and No Cents (\$1.00)-----

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Wrightstown
Block No. 401 Lot No. 21 and 22 Account No.

☐ No property tax identification number is available on the date of this Deed. (Check box if applicable.)

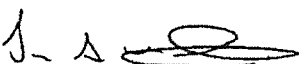
3. Property. The Property consists of the land and all the buildings and structures on the land in the Township of Wrightstown County of Burlington and State of New Jersey.
The legal description is:

☐ Please see attached Legal Description annexed hereto and made a part hereof (check box if applicable).

TRACT I - BEGINNING at a stake in the Easterly line of lands now or formerly of Louis Schwartz corner to lands now or formerly of Steve Litsas which said point is also distant fifty feet on a course of North ten degrees, two minutes East from a stake at the Southwest corner of land of said Schwartz in the Northerly side of Shreve Street and from the first mentioned stake or beginning point runs the following courses and distances along the line of lands now or formerly of Louis Schwartz (1) North ten degrees two minutes East fifty feet to a stake corner to the same and in the line of lands retained by Hansen Development Company; thence by the latter (2) South seventy-three degrees East, forty feet to a stake corner to the same and in the line of lands now or formerly of Anna and Thomas Lound; thence by the latter (3) South ten degrees two minutes West fifty feet to a stake in said line and corner to lands now or formerly of Steve Litsas; thence by the latter (4) North seventy-three degrees West, forty feet to the point and place of beginning.

CONTAINING within said bounds 0.046 more or less acres. Which description was drawn by Albert Jones, C.E. & L.S. in June 1961.

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



Trevor S. Williams, Esquire

(For Recorder's Use Only)

DB5926 PG387

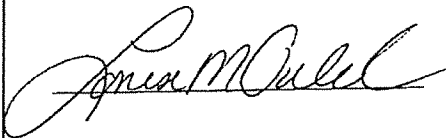
TRACT II - BEGINNING at a stake and stone, corner to land belonging to Anna and Thomas Lownds, and in the line of land belonging to the New Hanover School District; thence it extends by land of the said School District (1) North sixty-seven degrees and forty-eight minutes West, forty feet to a post, corner to other land belonging to Hans Hansen; by which it extends (2) North fourteen degrees and forty-two minutes East, fifty feet to a stake; thence (3) South sixty-seven degrees and forty-eight minutes East, forty feet to a stake in the line of land belonging to Anna & Thomas Lownds; by which it extends (4) South fourteen degrees and forty-two minutes West, fifty feet to the point or place of beginning. Containing what it may.

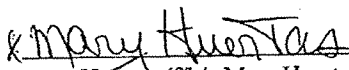
The street address of the Property is: 3 Shreve Street, Wrightstown, New Jersey.

4. 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).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed By:



 (Seal)
Mary Huertas (f/k/a Mary Huertas Young)

 (Seal)
Heather Frank

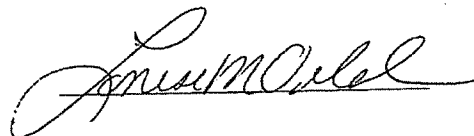
STATE OF NEW JERSEY, COUNTY OF BURLINGTON

I CERTIFY that on 12/26/01

Mary Huertas (f/k/a Mary Huertas Young) and Heather Frank personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$1.00 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.)

RECORD AND RETURN TO:



Louiseann Oulahan
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES Feb. 10, 2004

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
A Division of ALL-STATE International, Inc.
908-272-0800

To be recorded with Deed pursuant to c. 49, P.L. 19

STATE OF NEW JERSEY

COUNTY OF Burlington

SE

Consideration \$1.00 Code: E
Transfer Fee : \$0.00
Recording Date: 01/15/2002 Login id:
Document No : 3603092 ccking

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side.)

Deponent Heather Frank, being duly sworn according to law upon his/her oath

deposes and says that he/she is the Grantor in a deed dated 12/26/01
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 401 Lot No. 01 and 02

located at 3 Shreve Street, Wrightstown NJ
(Street Address, Municipality, County)

Municipality of Wrightstown County of Burlington 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 \$ 1.00

(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.

Consideration under 100

(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.)

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.

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 HUD Standards.
☐ Meets Income Requirements of Region.

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

D) NEW CONSTRUCTION (See Instruction #9.)

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

- ☐ Not previously occupied.

Deponent 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 day of Dec 26, 2001

Heather Frank
Name of Deponent (sign above line)

Heather Frank
Name of Grantor (type above line)

Louiseann Oulahan
NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 10, 2004

3 Shreve Street
Address of Deponent
Wrightstown NJ

3 Shreve Street
Address of Grantor at Time of Sale
Wrightstown NJ

OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Deed Number	Book	Page	
Deed Dated	Date Recorded		

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered 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 - 8.12)

TRIPLICATE - Pink Copy is your file copy.

DB5926 PG389

