

DEED

This Deed is made on **September 26**, 19**83**

BETWEEN **KATHRYN M. GALLAGHER, widow**

COUNTY OF MONMOUTH	
CONSIDERATION	94,000.00
REALTY TRANSFER FEE	24.00
DATE	9/26/83

whose address is **10 Adobe Drive, Wayne, New Jersey, 07470**

referred to as the Grantor,

AND **DONALD F. HEMMER and BEVERLY J. HEMMER, his wife,**

whose post office address is to be **102 Highland Avenue, Shark Hills River, Neptune, N.J.**

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 **NINETY-FOUR THOUSAND DOLLARS (\$94,000.00)** -----

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of **Township of Neptune**
Block No. **435** Lot No. **16** 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 **Township of Neptune** County of **Monmouth** and State of New Jersey. The legal description is:

BEGINNING at a point on the southerly line of Highland Avenue which point is distant 120.39 feet westerly from the intersection of the westerly line of Riverside Drive and the southerly line of Highland Avenue;
thence (1) south 23 degrees 19 minutes west 59.48 feet to a point;
thence (2) and along a curve having a radius of 118.82 feet bearing to the left, having a distance of 40.34 feet to a point;
thence (3) south 3 degrees 52 minutes west, 1.22 feet to a point;
thence (4) north 86 degrees 08 minutes west 92.47 feet to a point;
thence (5) north 23 degrees 19 minutes east 130.99 feet to a point in the southerly line of Highland Avenue;
thence (6) along the southerly line of Highland Avenue, south 66 degrees 41 minutes east 80 feet to the point or place of **BEGINNING**.

The above description is in accordance with a survey made by The Birdsall Corp. P.E., Land Surveyors and Land Planners, dated August 8, 1983.

Being known as 102 Highland Avenue, Shark Hills River, Neptune, New Jersey.

Prepared by: **Joseph M. Keegan, Esq.**

Joseph M. Keegan

Joseph M. Keegan
Pursuant to N.J.S.A. 46:15-13

DEED

BOOK **4437** PAGE **494**

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
RVST

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 PASSAIC

FOR RECORDER'S USE ONLY

Consideration \$ 214,000.00

Realty Transfer Fee \$ 94.88

Date 9/27/83 By JM

*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, JOSEPH M. KEEGAN

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

says that he, she is the legal representative of grantor

(Make whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Bank or Lending Institution, etc.)

in a deed dated September 26, 1983 transferring real property identified as Block No. 435

Lot No. 16 located at 102 Highland Avenue, Shark River Hills, Neptune, N.J.

(Street Address, Municipality, County)

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 land, interests 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

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 26th

day of September, 19 83

Audrey M. Koert

AUDREY M. KOERT

A Notary Public of New Jersey

My Commission Expires July 30, 1984

Joseph M. Keegan

Joseph M. Keegan

PO Box 716 625 Main Avenue, Passaic, 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. 18:18-8.12.

TRIPPLICATE - Pink copy is your file copy.

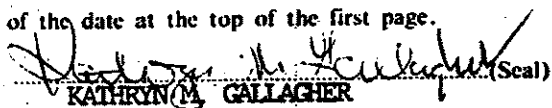
WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

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:


Joseph M. Keegan

 (Seal)
KATHRYN M. GALLAGHER

..... (Seal)

STATE OF NEW JERSEY, COUNTY OF PASSAIC

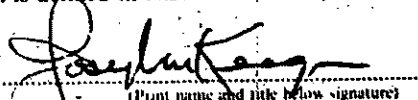
SS.:

I CERTIFY that on September 26, 19 83, KATHRYN M. GALLAGHER,

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 \$ 94,000.00 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:


Joseph M. Keegan
Attorney at Law of New Jersey

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

001-12-85 93433 *50021 ==8402 * 948
001-12-85 93434 *50021 2-11-861 * 150

DEED

KATHRYN M. GALLAGHER, Widow

Grantor.

TO

DONALD F. HEMER and BEVERLY J.
HEMER, his wife

Grantee.

Record and return to:

07150011199400
NORMAN H. MESNIKOFF, ESQ.
305 Bond Street
Asbury Park, NJ 07712
(201) 775-0582

050021

MONM COUNTY

OCT 12 9 15 AM '83

G. J. ...
COUNTY CLERK

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