

COUNTY OF ATLANTIC

CONSIDERATION \$ 1.00

HEALTHY TRANSFER FEE \$ 1.00

DATE 7-14-70 BY [Signature]

# This Indenture, MADE THE

of our Lord one thousand nine hundred and <sup>17<sup>th</sup></sup> day of July, in the year seventy-six

**Between** KATHRYN A. RANNEY, now KATHRYN A. WOLFRAM and CHARLES H. WOLFRAM, husband and wife, of 102 North Nassau Avenue, Margate, New Jersey, parties

of the first part, and KATHRYN A. WOLFRAM and CHARLES H. WOLFRAM, husband and wife, of 102 North Nassau Avenue, Margate, New Jersey, parties

of the second part:

**Witnesseth**, That the said party of the first part, for and in consideration of

the sum of ONE DOLLAR (\$1.00) and change to entirety,

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, their heirs and assigns, ALL those certain lots, tracts or parcels of land and premises situate, lying and being in the City of Margate City, County of Atlantic and State of New Jersey, bounded and described as follows:

TRACT NO. 1:

BEGINNING at a point in the Westerly line of Nassau Avenue, distant forty-five feet North of the Northerly line of Winchester Avenue and extending thence:

- (1) Westwardly, parallel with Winchester Avenue eighty feet; thence
- (2) Northwardly, parallel with Nassau Avenue, forty-one feet; thence
- (3) Eastwardly, Parallel with Winchester Avenue eighty feet to the Westerly line of Nassau Avenue; thence
- (4) Southwardly in and along the Westerly line of Nassau Avenue, forty-one feet to the place of beginning.

BEING further known and designated as Lot #23, in Block #315, on the Tax Map of Margate City, New Jersey.

TRACT NO. 2:

BEGINNING at a point in the Westerly line of Nassau Avenue distant eighty-six feet Northwardly of the Northerly line of Winchester Avenue; and extending thence

- (1) Westwardly, parallel with Winchester Avenue, eighty feet; thence
- (2) Northwardly, parallel with Nassau Avenue, twenty and one-half feet; thence
- (3) Eastwardly, parallel with Winchester Avenue eighty feet to the Westerly line of Nassau Avenue; thence
- (4) Southwardly, in and along the Westerly line of Nassau Avenue twenty and one-half feet to the place of beginning.

BEING the Southerly one-half of Lot #22, in Block #315, on the Tax Map of Margate City, New Jersey, and

ALSO being the same lands and premises conveyed to Kathryn A. Ranney and Lew David Ranney, as tenants of the entirety, by deed dated June 7, 1965 and recorded in Deed Book 2200, page 7, and Lew David Ranney died on February 6, 1975, leaving Kathryn A. Ranney as the surviving tenant by the entirety. She has since married Charles H. Wolfram.

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and the profits thereof, and of every part and parcel thereof:

And also, all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever.

AND the said parties of the first part, for themselves, their

heirs, executors and administrators DO by these presents covenant, grant and agree to and with the said party of the second part, their heirs and assigns, that they, the said parties of the first part, their

heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances unto the said party of the second part, their heirs and assigns, against them, the said parties of the first part, their heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, through, from or under him, her, it, them, or any of them,

SHALL and WILL forever DEFEND.

WARRANT and

In Witness Whereof, the said parties of the first part to these presents have hereunto set their hand and seal dated the day and year first above written.

SIGNED, SEALED AND DELIVERED }  
IN THE PRESENCE OF }

Kathryn A. Wolfram (SEAL)  
Kathryn A. Wolfram.

Charles H. Wolfram (SEAL)  
Charles H. Wolfram

Notary Public of New Jersey

STATE OF NEW JERSEY }  
COUNTY OF CAPE MAY } ss.

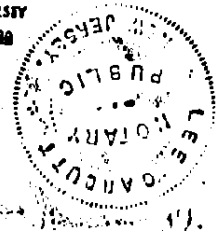
Be it Remembered, that on this 12<sup>th</sup> day of July in the year of our Lord one thousand nine hundred and seventy-six, before me, the undersigned,

personally appeared KATHRYN A. WOLFRAM and CHARLES H. WOLFRAM, her husband,

who, I am satisfied are the grantor s mentioned in the above deed or conveyance and acknowledged that they signed, sealed and delivered the same as their act and deed. The full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P. L. 1968, c. 49, Sec. 1(c), is \$1, changed to entirety. All of which is hereby certified.

*Lee Garbutt*  
Notary Public of New Jersey

LEE GARBUTT  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires February 16, 1980



In compliance with statute I have presented an abstract of the within to all assessors of the taxing district therein mentioned.

Carl Valore, Clerk

DEED-PLAIN WARRANTY (3) 10, 25 C 335

DEED 1212  
MBH

KATHRYN A. WOLFRAM and  
CHARLES H. WOLFRAM

TO

KATHRYN A. WOLFRAM and  
CHARLES H. WOLFRAM

Dated July 12, 1976

Received in the Clerk's

office of the County of Atlantic

on the 14th day of July

A. D. 1976 at 9:40 o'clock in

the fore noon, and recorded in Book

3040 of DEEDS

for said County, on page 302 & c.

*Carl Valore*

PREPARED BY:

GOETZ & FLEMING, P.A.  
69 W. 16th Street  
Ocean City, New Jersey

1976 JUL 14 PM 9 10  
ATLANTIC COUNTY  
CLERK'S OFFICE