

BOOK 3986 PAGE 245

DEED

Prepared by: (Print signer's name below signature)
[Signature]
R. ROBERT FLEMING, ESQUIRE

This Deed is made on *October 15* 1984

BETWEEN CHARLES H. WOLFRAM and KATHRYN A. WOLFRAM, husband and wife,

120000.00
11-8-84
20,000.00
[Signature]

whose address is 102 N. Nassau Avenue, Margate, New Jersey 08402
referred to as the Grantor,

AND ALLAN R. SHASSIAN and JOAN SHASSIAN, husband and wife,

whose post office address is 1627 Surrey Lane, Havertown, PA 19083
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 Twenty Thousand (\$120,000.00) Dollars

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Margate
Block No. 315 Lot No. 23 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 City of Margate of Atlantic County and State of New Jersey. The legal description is:
ALL that certain lot, tract or parcel of land and premises situate, lying and being in the City of Margate, 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) Westwardly, 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.

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 KNOWN as Lot 23 in Block 315 as shown on the tax map of the City of Margate City.

BEING the same lands and premises granted and conveyed to Kathryn A. Wolfram and Charles H. Wolfram, husband and wife by Deed from Kathryn A. Ranney, now Kathryn A. Wolfram and Charles H. Wolfram, husband and wife dated July 12, 1976 and recorded July 14, 1976 in Deed Book 3040, page 302 in the Atlantic County Clerk's office.

UNDER AND SUBJECT TO:

Building restrictions as in Deed Book 423, page 36.

Rights granted to the Atlantic City Electric Company in Deed Book 423, pages 21 and 28.

Rights granted to Delaware and Atlantic Telegraph and Telephone Company in Deed Book 423, pages 13 and 15.

Promises by Grantor. The Grantor's promises are listed below. Each promise is expressed in the language of a New Jersey law (with a reference to the law) and is followed by an explanation in plain language. The Grantor promises that:

- a. the Grantor is lawfully seized of the said land (N.J.S.A. 46:4-3) - the Grantor is the legal owner;
- b. the Grantor has the right to convey the said land to the Grantee (N.J.S.A. 46:4-4) - the Grantor has the right to convey (sell) this property;
- c. the Grantee shall have quiet possession of the land (N.J.S.A. 46:4-5) - the Grantee will not be disturbed by others with claims against this property;
- d. the Grantor will execute such further assurances of the said lands as may be requisite (N.J.S.A. 46:4-10) - the Grantor will comply with the Grantee's reasonable requests to correct any title defect; and
- e. the Grantor will warrant generally the property hereby conveyed (N.J.S.A. 46:4-7) - the Grantor guarantees the Grantee's ownership of the property.

Who is Bound. The promises made in this Deed are legally binding upon the Grantor and all who lawfully succeed to the Grantor's rights and responsibilities. These promises can be enforced by the Grantee and all future owners of the property.

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.

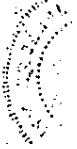
Witnessed or Attested by:

_____ *Charles H. Wolfram* (Seal)
 CHARLES H. WOLFRAM
 _____ *Kathryn A. Wolfram* (Seal)
 KATHRYN A. WOLFRAM

Florida
 STATE OF NEW JERSEY, COUNTY OF *Pinellas* SS:
 I CERTIFY that on *October 17*, 19*54*
 CHARLES H. WOLFRAM and KATHRYN A. WOLFRAM

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 \$ 120,000.00 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.)



_____ *Charles LoPresti* - Notary
 (Print name and title below signature)
 Notary Public, State of Florida at Large
 My Commission Expires JUNE 4, 1965

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)

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

FLORIDA
STATE OF NEW JERSEY }
COUNTY OF PINELLAS } ss.

FOR RECORDER'S USE ONLY
Consideration \$ 120,000.00
Realty Transfer Fee \$ 120.00 per
Date 11-8-74 By *cc*
*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions No. 3, 4 and 5 on reverse side)

Charles H. Wolfram
Deponent, KATHRYN A. WOLFRAM, being duly sworn according to law upon his/her oath deposes and says they are Grantors in a deed dated _____ (State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co. Lending Institution, etc.) transferring real property identified as Block No. 315 Lot No. 23 located at 102 N. Nassau Avenue, Margate, New Jersey 08402 (Street Address, Municipality, County) and annexed hereto.

(2) CONSIDERATION (See Instruction No. 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 \$ 120,000.00

(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 No. 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 No. 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 No. 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 No. 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 No. 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 No. 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 17th day of October 1974

Carol Johnson
Notary Public, State of Florida at Large
My Commission Expires JUNE 4, 1976

Charles H. Wolfram
Charles H. Wolfram

Kathryn A. Wolfram
Kathryn A. Wolfram

Country Side Estates Mobile Home Park
66 U.S. 19 North, Lot 55
Clearwater, Fla. 33575

FOR OFFICIAL USE ONLY
This space for use of County Clerk or Register of Deeds
Instrument Number 5340 County *Alameda*
Deed Number 5340 Book 3726 Page 257K
Deed Dated 10-27-74 Date Recorded 11-7-74

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 - County to forward yellow copy to Division of Taxation on partial exemptions from fee. (N.J.A.C. 18:16 - 8.12)

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

Faint, mostly illegible text at the top of the page, possibly containing property details or a recitation of facts.

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

195 32, 297

DEED

Dated: Oct 17 19 84

1603 CHARLES H. WOLFRAM and KATHRYN A. WOLFRAM, husband and wife,

Record and return to:

Grantor.

TO H. ALLAN R. SHASSIAN and JOAN SHASSIAN, husband and wife,

Grantee.



5340
Lori

Received November 8, 19 84 3:22 p M. and recorded in the Clerk's Office of Atlantic County, at Ajax Landing, N.J. in Book of Deeds

No. 3986 Page 245c

CLERK'S OFFICE ATLANTIC COUNTY
Lori Mooney CLERK

1984 NOV - 8 PM 3:22