

This Deed, made the 30th day of June 1983

Between THOMAS C. E. ECCLESINE AND MARY ALICE ECCLESINE, HIS WIFE

128,000.00
128,000.00
143.00
143.00
Total \$

residing at 384 Sunset Boulevard in the Township of Wyckoff in the County of Bergen and State of New Jersey herein designated as the Grantors. NICHOLAS V. CAMPANELLA AND MARIE T. CAMPANELLA, HIS WIFE

about to be residing or located at 384 Sunset Boulevard in the Township of Wyckoff in the County of Bergen and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of ONE HUNDRED TWENTY-EIGHT THOUSAND AND NO/100 (\$128,000.00) DOLLARS * * * * *

lawful money of the United States of America, to the Grantors in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever.

all that tract or parcel of land and premises, situate, lying and being in the Township of Wyckoff in the County of Bergen and State of New Jersey, more particularly described herein.

(NJS 16: 15-2.1) Municipality of: Wyckoff Account No. Block No. 318 Lot No. 25

Tax Map Reference

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

BEGINNING at a point in the southerly line of Sunset Boulevard, said point being distant 285.01 feet on a course of North 55 degrees 00 minutes 16 seconds East from the intersection of said southerly line of Sunset Boulevard with the easterly line of Wyckoff Avenue and running thence

- 1. along said southerly line of Sunset Boulevard North 55 degrees 00 minutes 16 seconds East 85.01 feet to a point; thence
- 2. South 37 degrees 36 minutes 00 seconds East 190 feet to a point thence
- 3. South 55 degrees 00 minutes 16 seconds West 85.01 feet to a point; thence
- 4. North 37 degrees 36 minutes 00 seconds West 190 feet to the point or place of BEGINNING.

BEING known and designated as Plot No. 4 in Block C on Map entitled "Section Map No. 1, Wyckoff Knolls, Property of Thomas M. Smith, Township of Wyckoff, Bergen County, N.J.", F.E. Harley, C.E., filed November 1939 as Map No. 3088.

BEING commonly known as 384 Sunset Boulevard, Wyckoff, New Jersey.

BEING the same premises conveyed to the grantors herein by deed from William B. Hewson, Jr., and Margaret S. Hewson, his wife dated April 26, 1972 and recorded in the Bergen County Clerk's Office on April 26, 1972 in Book 5637 at Page 97.

PREPARED BY: Ruth Epstein-Honig, ESQ.

RECEIVED
JUN 13 1 51 PM '83
BERGEN COUNTY CLERK

143.00
128.00
15.00
55.75
57.25
143.00
128.00
15.00
55.75
57.25

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of

Thomas C.E. Ecclesine (L.S.)
THOMAS C.E. ECCLESINE

Ruth Epstein-Honig
RUTH EPSTEIN-HONIG
An Attorney at Law of N.J.

Mary Alice Ecclesine (L.S.)
MARY ALICE ECCLESINE

State of New Jersey, County of Bergen | ss.: Be it Remembered,
that on June 30, 1983, before me, the subscriber, Ruth Epstein-Honig,
Thomas C.E. Ecclesine & Mary Alice Ecclesine, his wife
personally appeared

who, I am satisfied, are the persons named in and who executed the within instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title is really evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 40, Sec. 1 (c), in \$ 128,000.00

Prepared by:
Ruth Epstein-Honig, Esq.

Ruth Epstein-Honig
RUTH EPSTEIN-HONIG
An Attorney-at-Law of N.J.

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 BERGEN } ss.

FOR RECORDER'S USE ONLY
 Consideration \$ 128,000.00
 Realty Transfer Fee \$ 128.00 C
 Date 7/13/13 By [Signature]
 *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, THOMAS C.E. ECCLESINE, being duly sworn according to law upon his/her oath deposes and says that he/she is the Grantor
(Please whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co. Lending Institution, etc.)
 in a deed dated even date transferring real property identified as Block No. 318
 Lot No. 25 located at 384 Sunser Boulevard, Wyckoff, Bergen County
(From 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 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 \$ 128,000.00

(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 #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 30th day of June, 19 83

[Signature]
 RUTH EPSTEIN-HONIG
 AN ATTORNEY-AT-LAW OF NJ

[Signature]
 THOMAS C.E. ECCLESINE
384 Sunser Blvd
Wyckoff, NJ

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

Deed

THOMAS G. E. ECCLESINE AND
MARY ALICE ECCLESINE, HIS
WIFE

TO

NICHOLAS V. CAMPANELLA
AND MARIE T. CAMPANELLA,
HIS WIFE

Dated 30th day of June 19-83

RECORD & RETURN TO:

RICHARD L. FAHERY, ESQ.
1107 Goffle Rd.
Hawthorne, NJ 07506

ABSTRACTED

DEED

by THE ESTATE OF WALTER A. BINGHAM, deceased
WALTER A. BINGHAM, JR., EXECUTOR
OF THE ESTATE OF WALTER A. BINGHAM

Dated: August 30, 1990

Record and return to:

E. THOMAS BRENNAN, JR.
Counselor At Law
545 Washington Blvd.
P.O. Box 441
Sea Girt, NJ 08750

Grantor,

TO

MARIE T. CAMPANELLA

Grantee.

DEED

Prepared by:

Robert A. Hetherington III
ROBERT A. HETHERINGTON III

This Deed is made on August 30, 1990,

BETWEEN

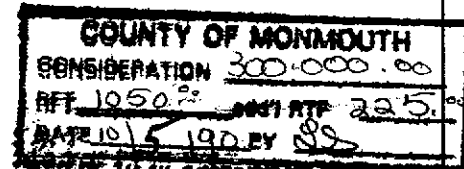
THE ESTATE OF WALTER A. BINGHAM, Deceased, by
WALTER A. BINGHAM, JR., Executor of the Estate of
Walter A. Bingham

whose address is 1 Amherst Road, Port Washington, NY 10050

referred to as the Grantor,

AND

NICHOLAS V. CAMPANELLA and
MARIE T. CAMPANELLA, husband and wife



whose post office address is about to be 101 Beacon Boulevard, Sea Girt, NJ 08750

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 Executor of the Last Will of Walter A. Bingham

late of the Borough of Sea Girt County of Monmouth 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 THREE HUNDRED THOUSAND AND NO/100 (\$300,000.00) DOLLARS

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Sea Girt
Block No. 21 Lot No. 1 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 Borough of Sea Girt County of Monmouth and State of New Jersey. The legal description is:

See Schedule A attached hereto.

BEING the same premises conveyed to Walter A. Bingham and Lisette S. Bingham, his wife, by deed dated February 27, 1968 from Alice M. Durkin, widow, recorded February 29, 1968 in the Monmouth County Clerk's Office in Deed Book 3566, Page 513. Lisette S. Bingham died a resident of Monmouth County, Aug. 30, 1977, leaving the said Walter A. Bingham surviving tenant by the entirety. Being further conveyed by deed dated October 4, 1989 from Walter A. Bingham, Surviving Tenant by the Entirety to Walter A. Bingham, single, recorded October 17, 1989 in the Monmouth County Clerk's Office in Deed Book 4963, Page 0220. Said Walter A. Bingham died a resident of Monmouth County on December 9, 1989.

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: ESTATE OF WALTER A. BINGHAM.....(Seal)

Diane M. Hussey

BY: *Walter A. Bingham Jr.*.....(Seal)
WALTER A. BINGHAM, JR. Executor

STATE OF ~~NEW JERSEY~~ MASSACHUSETTS COUNTY OF BARNSTABLE
I CERTIFY that on August 30, 1990

ss.: Barnstable

Walter A. Bingham, Jr. 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 \$300,000.00----- 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 XX

Diane M. Hussey
(Print name and title below signature)
Diane M. Hussey
NOTARY PUBLIC
My Commission Expires June 26, 1992

STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on , 19

ss.:

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)

pp 275
Thomas Brennan
545 Washington Blvd
PO Box 441
Sea Girt NJ 08750

END OF DOCUMENT

DB5029-0168

Property. The property consists of the land and all the buildings and structures on the land in the Borough of Sea Girt County of Monmouth and State of New Jersey. The legal description is:

FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment No. 109744M

SCHEDULE C

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Sea Girt County of Monmouth State of New Jersey:

KNOWN and designated as Lot Number One (1) in Block Number Thirty-four (34) on "A Map of Sea Girt by Charles F. Ingham, Engineer, revised by Frederick J. Anspach, Engineer, 1877", and filed in the Monmouth County Clerk's Office on September 12, 1878 in Case No. 40, Map No. 1.

Premises being more particularly described as follows:

BEGINNING at a point marking the intersection of the northerly side line of Beacon Boulevard with the westerly side line of First Avenue and from said point and place of beginning, running thence

- 1) North 68 degrees 45 minutes West along the northerly side line of Beacon Boulevard, 50.00 feet to a point; thence
- 2) North 21 degrees 15 minutes East, 150.00 feet to a point; thence
- 3) South 68 degrees 45 minutes East, 56.26 feet to a point in the westerly side line of First Avenue; thence
- 4) along the same South 23 degrees 38 minutes 20 seconds West, 150.13 feet to the point and place of BEGINNING.

The above description is drawn in accordance with a survey made by Walter J. Partington dated August 24, 1990.

DB5029-0167