

DEED

This Deed is made on October 17, 19 83

BETWEEN

HANADA DEVELOPMENT CORPORATION, a Corporation
of the State of New Jersey

having its principal office at

~~a Corporation of the State of~~
22 North Franklin Avenue, Pleasantville,
New Jersey 08232, referred to as the Grantor.

AND

COLONY AT SMITHVILLE PROPERTY OWNERS ASSOCIATION
INC., a New Jersey Not-for-Profit Corporation,

whose post office address is c/o Pat Wayson, P.O. Box 590, Leeds Point, New
Jersey 08220, referred to as the Grantee.

The word "Grantee" shall mean 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 (\$1.00) DOLLAR.

The Grantor acknowledges receipt of this money.

Tax Map Reference, (N.J.S.A. 46:15-2.1) Township of Galloway
Block No. 1263 Lot No. 1.21 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 Galloway
County of Atlantic and State of New Jersey. The legal description is:

BEGINNING at the point of intersection of the Southeasterly line of
Smith-Bowen Road (50 feet wide) and the northeasterly line of Moss
Mill Road (70 feet wide) and extending thence

- (1) North 3 degrees 45 minutes 00 seconds East, parallel to Smith-Bowen Road, 85 feet to a point; thence
- (2) South 86 degrees, 15 minutes, 00 seconds East, at right angles to Smith-Bowen Road, 500 feet to a point; thence
- (3) North 3 degrees 45 minutes 00 seconds East, 1213.30 feet to a point on the northerly property line of the project; thence
- (4) South 86 degrees 15 minutes 00 seconds East, 117.43 feet to a point being the most northeasterly property line corner of the project; thence
- (5) South 5 degrees 46 minutes 31 seconds West, 512.33 feet to a point on the easterly property line; thence
- (6) South 4 degrees 14 minutes 00 seconds West, 791.97 feet to a point on the northerly right of way line of Moss Mill Road, also being the most southeasterly property line corner of the project; thence
- (7) North 85 degrees 29 minutes 30 seconds West, parallel to Moss Mill Road, 136.81 feet to a point; thence
- (8) North 85 degrees 46 minutes 02 seconds West, parallel to Moss Mill Road, 455.87 feet to the point and place of BEGINNING.

BEING a portion of a planned unit development as shown on a filed map
entitled "Colony at Smithville", filed in the Atlantic County Clerk's
Office on June 2, 1980 as Map #1748.

Consideration : \$ L.00 Exempt Code: E

PREPARED BY: COOPER PERSKIE APRIL 1
WAGENHEIM & WEISS,

County	State	N.P.U.R.F.	Total
Atlantic	N.J.	0.00	0.00
Date: 12/18/1997			

BY: Janet Smith Warfield
JANET SMITH WARFIELD, ESQUIRE

0862257107

THIS CONVEYANCE is made under and subject to the By-Laws of the Colony at Smithville Property Owners Association, Inc. and the covenants and restrictions imposed by the Declaration of Covenants, Conditions and Restrictions dated April 28, 1980 and recorded May 30, 1980 in the Atlantic County Clerk's Office in Book 3477 of Deeds, page 945c, as amended by a Supplemental Declaration of Covenants and Restrictions dated August 5, 1980 and recorded August 18, 1980 in the Atlantic County Clerk's Office in Book 3501 of Deeds, page 3415c.

THIS CONVEYANCE IS ALSO made under and subject to the rights in and to the subject premises, if any, granted to the County of Atlantic, a body politic of the State of New Jersey, by two separate deeds, both dated June 18, 1980 and recorded September 12, 1980 in the Atlantic County Clerk's Office in Book 3509 of Deeds, pages 285 and 289.

BEING also a part of the same lands and premises granted and conveyed to Hanada Development Corporation, a corporation of the State of New Jersey by deed from Pleasantville Sand and Gravel Co., a corporation of the State of New Jersey, and Atlantic Utility Construction Co., a corporation of the State of New Jersey, formerly known as Atlantic Transit-Mix Company, a corporation of the State of New Jersey, dated April 30, 1980 and recorded May 30, 1980 in Book 3477 of Deeds, page 112 in the Atlantic County Clerk's Office.

DB6229P108

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. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Attested by: HANADA DEVELOPMENT CORPORATION

Betty May Kibblehouse
BETTY MAY KIBBLEHOUSE, ~~XXXXXX~~
Assistant Secretary

By: *Roger B. Hansen*
ROGER B. HANSEN President

STATE OF NEW JERSEY, COUNTY OF ATLANTIC

I CERTIFY that on *October 17*, 1983

Betty May Kibblehouse

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the assistant secretary of Hanada Development Corporation, 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 Roger B. Hansen 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 \$1.00.

(Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on
October 17, 1983

Zona A. Maruffi *Betty May Kibblehouse*
ZONA A. MARUFFI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires AUG. 11, 1985
BETTY MAY KIBBLEHOUSE
(Print name of attesting witness below signature)

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

DB6225P109

0367535

DEED

Record and return to:

HANADA DEVELOPMENT CORPORATION,
a Corporation of the State of
New Jersey,

COLONY AT SMITHVILLE
HOMEOWNER'S ASSOCIATION

Grantor,
TO

P.O. Box 20

COLONY AT SMITHVILLE PROPERTY
OWNERS ASSOCIATION, INC., a
New Jersey Not for Profit
Corporation,

LEEDS POINT, NJ 08220

Grantee.

B

APR 10 1980
CLERK
52-6 17 81 030 26
APR 10 1980
CLERK

In compliance with the law, I have presented
an abstract of the work of the members
of the taxing district in which mentioned.

Michael J. Surin
COUNTY CLERK

006220P111