



Instr # 2065124  
Recorded/Filed CL  
07/23/2002 09:31

MICHAEL J. GARVIN  
Atlantic County Clerk  
Bk 7261 Pg 1 of 3 CAF

Prepared by:

Clyde J. Donohugh, Esquire

## DEED

This Deed is made on April 9<sup>th</sup>, 2001

Delivered June 29, 2002

BETWEEN

**Car-Wal, Inc., A New Jersey Corporation, t/a Paradise Lakes Campground and Carolyn P. Lohrman individually, t/a Paradise Lakes Campground and as sole surviving corporate officer, shareholder and director of Car-Wal, Inc., and Carolyn P. Lohrman as the Administratrix of the Estate of Walter D. Lohrman** whose address is 500 Paradise Drive, P.O. Box 46, Hammonton, New Jersey 08037, hereinafter referred to as the "Grantor"; and

AND

**RC Squared, LLC, a New Jersey Limited Liability Company**, whose address is 95 Lincoln Street, Hammonton, New Jersey 08037, hereinafter 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 (transfer of ownership of) the property described below to the Grantee. This transfer is made for the sum of **Four Hundred Seventy-five Thousand and 00/100 Dollars (\$475,000.00)**. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of the Town of Hammonton  
Block No. 6001, Lot No. 2, 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 of the buildings and structures on the land in the Town of Hammonton, County of Atlantic and State of New Jersey. The legal description is:

**ALL THAT CERTAIN** land and premises situate in the Town of Hammonton, County of Atlantic, and State of New Jersey, known as "West Mill Cranberry Bog", and more particularly described as follows:

**BEGINNING** at a stake, where a stone is to be planted, which stake stands in a course of South 46 degrees East 3 chains and 71 links from the Southwesterly end of the Old West's Mill Dam and in a course of South 7 degrees, West 3 chains and 15 links from the middle of the main stream of water below the said dam; thence

- (1) from said stake, North 7 degrees, East, 19 chains and 35 links; thence
- (2) North 42 degrees 30 minutes West, 52 chains; thence
- (3) South 78 degrees West, 22 chains and 53 links; thence
- (4) South 46 degrees East 75 chains and 96 links to the beginning.

**BEING** the same land and premises which became vested in Car-Wal, Inc. from R.W. Child Associates dated March 22<sup>nd</sup>, 1982 and recorded March 29<sup>th</sup>, 1982 in the Clerk's Office of Atlantic County in Deed Book 3676, page 169, et seq.

Consideration:	475000.00	R
County:	475.00	
State:	1187.50	
N.P.R.F.:	487.50	
Realty Tax:	2150.00	
Fees:	40.00	

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# *First American Title Insurance Company*

## **SCHEDULE C**

**File No.: ITA3126**

### **Revised**

ALL that certain lot, parcel or tract of land, situate and lying in the Town of Hammonton, County of Atlantic and State of New Jersey being known as "West Mill Cranberry Bog", and being more particularly described in accordance with a survey made by Arthur F. Seifert, Jr., dated September 22, 2000 as follows:

Beginning at a monument set in the division line between Lot 1, Block 6001 and Lot 2, Block 6001 on the Official Tax Map and continuing from said beginning point; thence

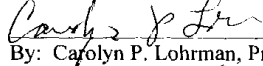
- (1) North 71 degrees 38 minutes 53 seconds East, a distance of 1485.53 feet to a monument; thence
- (2) South 48 degrees 53 minutes 04 seconds East, a distance of 3439.32 feet to a monument; thence
- (3) South 00 degrees 28 minutes 56 seconds West, a distance of 1263.00 feet to a marble monument; thence
- (4) North 52 degrees 32 minutes 47 seconds West, a distance of 5026.76 feet to a monument, being the point and place of beginning.


**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.

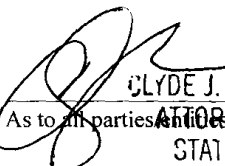
Witnessed by:

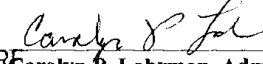
**Car-Wal, Inc., a N.J. Corporation  
t/a Paradise Lakes Campground**

  
By: Carolyn P. Lohrman, President

  
**Carolyn P. Lohrman, individually and  
as sole surviving corporate officer, shareholder and  
director**

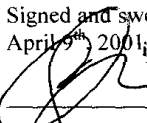
  
**Carolyn P. Lohrman, t/a Paradise Lakes  
Campground**

  
**CLYDE J. DONOHUGH, ESQUIRE  
ATTORNEY-AT-LAW OF THE  
STATE OF NEW JERSEY**  
As to all parties and the

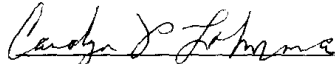
  
**Carolyn P. Lohrman, Administratrix  
of the Estate of Walter D. Lohrman**

STATE OF NEW JERSEY :  
COUNTY OF CAMDEN : SS.:

I certify that on April 9<sup>th</sup>, 2001, **Carolyn P. Lohrman** personally came before me, and this person acknowledged under oath, to my satisfaction, that she is the President of and in such capacity is the sole surviving corporate officer, shareholder and director of Car-Wal, Inc., a N.J. Corporation t/a Paradise Lakes Campground, the corporation named in this Deed; this document was signed and delivered by her on behalf of the corporate entity aforesaid as its voluntary act duly authorized by a proper resolution of hers in her capacity aforesaid. She knows the proper seal of the corporation which was affixed to this document and she has signed this proof to attest to the truth of these facts. The full and actual consideration paid or to be paid for the transfer of title is **\$475,000.00** (Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on  
April 9<sup>th</sup>, 2001,   
**CLYDE J. DONOHUGH, ESQUIRE  
ATTORNEY-AT-LAW OF THE  
STATE OF NEW JERSEY**

STATE OF NEW JERSEY :  
COUNTY OF CAMDEN : SS.:

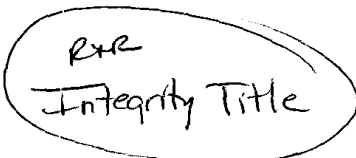
  
**Carolyn P. Lohrman, President, and as sole  
surviving corporate officer, shareholder and  
director**

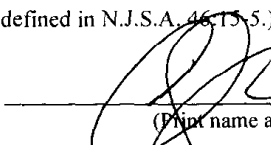
In compliance with statute I have presented  
an abstract of the within to all assessors  
of the taxing district therein mentioned.

  
**COUNTY CLERK**

I certify that on April 9<sup>th</sup>, 2001,  
**Carolyn P. Lohrman**, individually and t/a Paradise Lakes Campground and as the sole surviving corporate officer, shareholder and director of Car-Wal, Inc., a N.J. Corporation t/a Paradise Lakes Campground, and Carolyn P. Lohrman as Administratrix of the Estate of Walter D. Lohrman personally came before me and stated to my satisfaction that she:

- (a) was the maker of the attached Deed;
- (b) executed same as their own act and deed.
- (c) made this Deed for \$475,000.00 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.)

  
**Integrity Title**

  
(Print name and title below)  
**CLYDE J. DONOHUGH, ESQUIRE  
ATTORNEY-AT-LAW OF THE  
STATE OF NEW JERSEY**

