



Docket: 00003338
 Type: DEED Pages: 7
 James M. Hogan, Gloucester County Clerk
 Receipt #: 501398 10:56:56A Jan 27, 2016
 Recording Fee: 100.00 DB 5423 41

Prepared by:

ANDREW S. VIOLA, ESQ.

DEED

This Deed is made on

Jan. 14, 2016

BETWEEN

JAMES M. McDERMOTT, JR. AND MAUREEN J. McDERMOTT, his wife
 140 Heilig Road
 Sewell, NJ 08080

referred to as the Grantor,

AND

JAMES M. McDERMOTT, JR. AND MAUREEN J. McDERMOTT, his wife
 140 Heilig Road
 Sewell, NJ 08080

referred to as the Grantee.

The words "Grantor" and "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 \$1.00. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of Mantua, County of Gloucester, and State of New Jersey. Block No. 265, Lot 9.05

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

Property. The property consists of land and all the buildings and structures on the land in the Township of Mantua, County of Gloucester, and State of New Jersey. The legal description is:

Please see legal description attached hereto as Exhibit A.

BEING the same lands and premises which became vested in James M. McDermott, Jr. and Maureen J. McDermott, his wife by Deed from William H. Toomey and Virginia H. Toomey, his wife dated July 1, 1993, recorded July 13, 1993 in the Clerk's office of the County of Gloucester in Deed Book 2324, page 50.

The purpose of this Deed is to perfect a minor subdivision approval of the premises known as Block 265 Lot 9, as shown on the Township of Mantua Map, which minor subdivision approval was granted by the Township of Mantua Land Use Board on July 21, 2015.

Consideration:	1.00	Tax/Code: E
County:	.00	State: .00
NJAHTF:	.00	PHPFA: .00
EAA:	.00	
GenPur:	.00	
C) \$1M:	.00	REALTY TOTAL: .00

Record & Return To:
 FOUNDATION TITLE, LLC
 601 Route 73 North
 Suite 201
 Marlton, NJ 08053
 (856) 834-2600

989-42774



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

DB 5423 42
DOCKET# 00003338

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

JAMES M. McDERMOTT, JR. & MAUREEN J. McDERMOTT, H/W

Current Resident Address:

Street: 140 Heilig Road

City, Town, Post Office
Sewell

State
NJ

Zip Code
08080

PROPERTY INFORMATION

Block(s)	Lot(s)	Qualifier
265	9.05	

Street Address:

130 Heilig Road

City, Town, Post Office
NJ

State
08080

Zip Code

Seller's Percentage of
Ownership
100%

Consideration
\$1.00
~~\$25,000.00~~

Owner's Share of
Consideration
\$1.00

Closing Date
January 14, 2016

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-Residents)

1. ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
8. ☐ Seller did not receive non-like kind property.
9. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
12. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. ☐ The property transferred is a cemetery plot.
15. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

January 14, 2016
Date

Signature

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

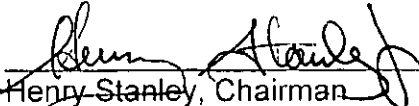
Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact



State of New Jersey

GIT/REP-3
(9-2015)

Approval by Land Use Board. The undersigned certify that the premises presently known as Block 265 Lot 9, as shown on the Township of Mantua Tax Map was subdivided into two (2) lots by virtue of a minor subdivision approval granted by the Township of Mantua Land Use Board on July 21, 2015 and that the above Deed accurately and clearly describes the minor subdivision approval by the Township of Mantua Planning Board on July 21, 2015, memorialized by resolution on 2015-20.

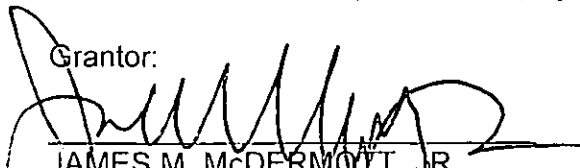
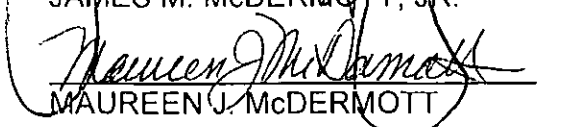

Henry Stanley, Chairman
Township of Mantua Planning Board


Lois Varalli, Secretary
Township of Mantua Planning Board

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 that 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:

Grantor:

JAMES M. McDERMOTT, JR.

MAUREEN J. McDERMOTT

STATE OF NEW JERSEY

COUNTY OF *Camden* SS.:

I CERTIFY that on *Jan. 1st, 2016*
JAMES M. McDERMOTT, JR. AND - MAUREEN J. McDERMOTT
..... personally came before me and acknowledged under oath,
to my satisfaction, that this person:

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as her act, and
- (c) made this Deed for \$1.00 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.)



KRISTINE LAPOINTE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES FEB. 24, 2018

DEED

Dated:

Jan. 14, 2016

JAMES M. McDERMOTT, JR. AND
MAUREEN J. McDERMOTT, his wife, Grantor

Record and return to:

Record & Return To
FOUNDATION TITLE, LLC
601 Route 73 North
Suite 201
Marlton, NJ 08053
(856) 834-2600

AND

JAMES M. McDERMOTT, JR. AND
MAUREEN J. McDERMOTT, his wife, Grantee

PENNEL LAND SURVEYING, INC.

327 Clems Run, Mullica Hill, N.J. 08062
(856) 478-4571 E-mail: pennellsurveying@Comcast.net (856) 478-0286

DEED DESCRIPTION
PROPOSED LOT 9.05, BLOCK 265

APRIL 1, 2015
COMM. NO. 14-145

ALL that certain part and parcel of land situate, lying and being in the Township of Mantua, County of Gloucester, State of New Jersey and being more particularly described as follows:

Beginning at point for a corner, now marked by an Iron Bar found in the Northeasterly line of Heilig Road (25.00 feet from centerline), said Iron Bar being N 79°34'08"W and a distance of 1095.97 feet from the Northwesterly end of a curve, Radius 25.00 feet connecting said line of Heilig Road with the Northwesterly line of Barnsboro-Richwood Road (35.00 feet from centerline), said Iron Bar being in the division line between Proposed Lots 9 and 9.05, Block 265 on Plan of Minor Subdivision hereinafter mentioned; extending thence

1. N 79°34'08"W, along said line of Heilig Road, a distance of 474.80 feet to a point for a corner, now marked by an Iron Bar found in the division line between Proposed Lot 9.05 and Lot 9.04, Block 265 on said Plan; thence
2. N 10°25'52"E, along said division line, a distance of 523.00 feet to a point for a corner, now marked by an Iron Bar found in same; thence
3. N 79°34'08"W, along same, a distance of 250.00 feet to a point for a corner, now marked by an Iron Bar found in same; thence
4. S 10°25'52"W, along same, a distance of 523.00 feet to a point for a corner, now marked by an Iron Bar found in said Northeasterly line of Heilig Road; thence
5. N 79°34'08"W, along said line of Heilig Road, a distance of 250.00 feet to a point for a corner in the division line between Lot 9.03 and Proposed Lot 9.05, Block 265 on said Plan; thence
6. N 18°13'08"E, along said division line, a distance of 1048.52 feet to a point for a corner, now marked by an Iron Pipe found in the division line between Lot 3.01 and Proposed Lot 9.05, Block 165 on said Plan; thence
7. S 64°39'43"E, along said division line and along the division line between Lot 8 and Proposed Lot 9.05, Block 265, a distance of 1176.31 feet to a point for a corner, now marked by an Iron Bar found in the division line between Proposed Lot 9.05 and Lot 9.06, Block 265 on said Plan; thence

PENNELL LAND SURVEYING, INC.

327 Clems Run, Mullica Hill, N.J. 08062

(856) 478-4571

E-mail: pennellsurveying@Comcast.net

(856) 478-0286

8. S 10°25'52"W, along said division line, a distance of 303.97 feet to a point for a corner in the division line between Proposed Lots 9 and 9.05, Block 265 on said Plan; thence

9. N 79°34'08"W, along said division line, a distance of 304.00 feet to a point for a corner in same; thence

10. S 10°25'52"W, along same, a distance of 432.28 feet to the Point of Beginning.

CONTAINING 18.83±ACRES.

BEING known as Lot 9.05 and part of Lot 9, Block 265 as shown on the Township of Mantua Tax Maps.

BEING also known as Proposed Lot 9.05, Block 265 as shown on Plan of Minor Subdivision, prepared by Pennell Land Surveying, Inc. and dated 4-1-15.

The above description is in accordance with a Survey prepared by Pennell Land Surveying, Inc., on April 1, 2015.



DONALD C. PENNELL
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE # 35393

STATE OF NEW JERSEY

County Municipal Code

COUNTY Gloucester
MUNICIPALITY OF PROPERTY LOCATION Twp of Mantua
use.

FOR RECORDER'S USE ONLY	
Consideration	\$
RTF paid by seller	\$
Date	By

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Kristine LaPointe Smith, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Title Company Representative in a deed dated 1/14/2016 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 265 Lot number P/O Lot 9 located at
130 Heilig Road, Mantua, New Jersey and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$1.00 (See Instructions #1 and #5 on reverse side) no prior mortgages to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
\$ + % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

Consideration less than \$100.00

(5) PARTIAL EXEMPTION FROM FEE (See Instruction #9 on reverse side)

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. Deponent claims that this deed transaction is exempt from State portions of the Basic Fee, Supplemental Fee, and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. * (See Instruction #9 on reverse side for A or B)
B. BLIND PERSON Grantor(s) legally blind or;
Or DISABLED PERSON Grantor(s) permanently and totally disabled Receiving disability payments Not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
One or two-family residential premises. Owners as joint tenants must all qualify.

*IN THE CASE OF HUSBAND AND WIFE/PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #9 on reverse side)

- Affordable according to H.U.D. standards. Reserved for occupancy.
Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (See Instructions #2, #10 and #12 on reverse side)

- Entirely new improvement. Not previously occupied.
Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- No prior mortgage assumed or to which property is subject at time of sale.
No contributions to capital by either grantor or grantee legal entity.
No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me

this 14 day of Jan., 2016

Nancy DeBrosse

Signature of Deponent
601 Rt.73 N. Marlton, NJ
Deponent Address

James & Maureen McDermott, Jr.

Grantor Name
140 Heilig Road, Mantua, NJ
Grantor Address at Time of Sale

XXX-XXX-314
Last 3 digits in Grantor's Social Security Number

Foundation Title LLC
Name/Company of Settlement Officer

NANCY DeBROSSE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 28, 2020

FOR OFFICIAL USE ONLY			
Instrument Number	County	Deed Number	Book
Deed Dated	Date Recorded	Page	

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY- DIVISION OF TAXATION

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/lpt/localtax.htm.