

NJ Deed-Individual (Bargain and Sale, Covenant as to Grantor's Acts)

Prepared by:

Craig H. Klayman, Esq.

Preparer signature no longer required per NJSA 46:26A-3

Deed

This Deed is made on June 10, 2016

BETWEEN

Joseph F. Kramer

whose post office address is 315 Jessup Mill Road, Clarksboro, NJ 08020

referred to as the **Grantor**,

AND

Joseph A. Leone

whose post office address is 299 Jessup Mill Road, Clarksboro, NJ 08020

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 (called the "Property") described below to the Grantee.

Consideration. This transfer of ownership is made for the sum and consideration of **SIXTY SIX THOUSAND FIVE HUNDRED AND 00/100----- DOLLARS (\$66,500.00)**
The Grantor acknowledges receipt of this money.

Tax Map Reference. The property is located in the Municipality of Mantua Township

Block No. 5 Lot No. 14Qfarm 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 Mantua Township, Gloucester County, State of New Jersey. The legal description is:

(X) Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

Block 5, Lot 14Qfarm, Mantua Township, in Gloucester County, NJ
Boody Mill Road
Mantua, NJ 08051

BEING known as Lot 14Qfarm, Block 5 as shown on the Mantua Township tax map.

Commonly known as: Boody Mill Road



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Joseph F. Kramer

Current Street Address

315 Jessup Mill Road

City, Town, Post Office Box

Clarksboro

State
NJ

Zip Code
08020

PROPERTY INFORMATION

Block(s)

5

Lot(s)

14Qfarm

Qualifier

Street Address

Boody Mill Road

City, Town, Post Office Box

Mantua Township

State
NJ

Zip Code
08051

Seller's Percentage of Ownership
100%

Total Consideration
\$68,500.00

Owner's Share of Consideration
\$68,500.00

Closing Date
8/10/2018

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

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.
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.
☐ Seller did not receive non-like kind property.
8. ☐ 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.
9. ☐ 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.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ 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.
12. ☐ 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.
13. ☐ The property transferred is a cemetery plot.
14. ☐ 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 may 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 a 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.

Date

6/10/11

Signature

(Seller) Please indicate if Power of Attorney or Attorney In Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney In Fact

EXHIBIT "A"

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Mantun Township, Gloucester County, and State of New Jersey being more particularly described as follows:

BEGINNING at a large white oak tree corner to lands of Edwin A. Holmes and Robert Rosenberg; thence

1. By the line of the latter North 76 degrees and 5 minutes East 8 chains and 51 links to a stone corner in Huff's line in the center of the public road, leading to Boody's late Mounce's Grist Mill; thence
2. By said Huff's land in part and partly by the line of the said Abbie A. Allen other lands passing over a corner stone between said lands South 56 degrees 45 minutes East 13 chains and 18 links to a stone corner in Samuel Hopkins land and also a corner to land of Samuel T. Sooy; thence
3. By the line of the latter South 78 degrees and 40 minutes West 20 chains and 64 links to a stone corner in the land of said Edwin T. Holmes and thence
4. By the line of the latter North 6 degrees and 15 minutes East 9 chain
s and 30 links to the place of BEGINNING.

BEING premises located on Boody Mill Road.

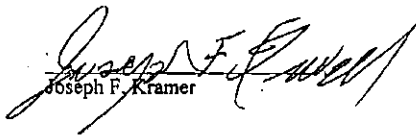
BEING Block: 5, Lot: 14Qfarm

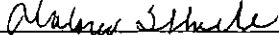
BEING the same land and premises which became vested in Joseph F. Kramer, by deed from Joseph F. Kramer, Executor of the Estate of Helen B. Kramer, deceased, dated 7/19/2004, recorded 7/21/2005, in the Gloucester County Clerk/Register's Office in Deed Book 4022, Page 79, covers premises in question with other lands.

BEING the same land and premises which became vested in Joseph F. Kramer, by deed from Joseph F. Kramer, Executor of the Estate of Helen B. Kramer, deceased, dated 7/19/2004, recorded 7/21/2005, in the Gloucester County Clerk/Register's Office in Deed Book 4022, Page 79, covers premises in question with other lands.

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.


Joseph F. Kramer

Witnessed by:  (Seal)

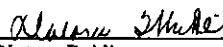
STATE OF NEW JERSEY, COUNTY OF GLoucester SS.:

I CERTIFY that on JUNE 10, 2016

Joseph F. Kramer

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$66,500.00 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.)


Notary Public

DOLORES WHITE
Notary Public of New Jersey
My Commission Expires
August 8, 2018

RECORD AND RETURN TO:

Pilgrim Division of Surety Title
44 South Broad Street
Woodbury, NJ 08096
phone 856.653.8444 fax 856.653.6087

DOCKET#:21675 Type:ERX-Deed
PAGES:5

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 543018 09:46:42 AM

06/13/2016
DB 5481 136

Fee:\$ 70.00

CONSIDERATION:\$ 66,500.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	66.50	STATE :	166.25
NJAHTF :	0.00	EAA :	0.00
PHPFA :	33.25	GEN PURP	0.00
1% OVER	0.00		

REALTY TOTAL: \$ 266.00

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

GLOUCESTER COUNTY RECORDING DATA PAGE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

RECORD & RETURN TO:
SIMPLIFILE

GLOUCESTER COUNTY RECORDING DATA PAGE
HONORABLE JAMES N. HOGAN, COUNTY CLERK