



Prepared by:

ANDREW S. VIOLA, ESQ.

DEED

This Deed is made on

Jan. 14

, 2016

BETWEEN**PATRICIA JACKSON**130 Heilig Road
Sewell, NJ 08080

referred to as the Grantor,

AND**JAMES M. McDERMOTT, JR. AND MAUREEN
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 \$25,000.00. 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, **Part of Lot No. 9**

☒ 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 Patricia Jackson by Deed from John L. Schmalzel and Patricia J. Jackson (former husband and wife) dated February 19, 2010, recorded March 31, 2010 in the Clerk's office of the County of Gloucester in book 04754, page 20.

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.

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

Docket: 00003336
Type: DEED Pages: 5
James H. Hosann, Gloucester County Clerk
Receipt #: 501398 Jan 27, 2016
Recording Fee: 90.00 DB 5423 30

Consideration: 25,000.00 Tax/Code: S
County: 25.00 State: 62.50
NJAHF: .00 PHFPA: 12.50
EAA: .00
GenPur: .00
CASH: .00
REALTY TOTAL: 100.00

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Patricia Jackson

Current Resident Address:

Street: 130 Heilig Road

City, Town, Post Office

Sewell

State

NJ

Zip Code

08080

PROPERTY INFORMATION

Block(s)

265

Lot(s)

~~9-00~~ P/O Lot 9

Qualifier

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.
☐ 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 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



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 FOR PARCEL TO BE
ADDED TO 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 in the division line between Lots 9 and 9.06, Block 265, said point being N 10°25'52"E and a distance of 432.28 feet from 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 791.97 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); extending thence


1. N 79°34'08"W, through Lot 9, Block 265, a distance of 304.00 feet to a point for a corner in the line of Lot 9.05, Block 265 on Plan of Minor Subdivision hereinafter mentioned; thence
2. N 10°25'52"E, along said division line, a distance of 384.89 feet to a point for a corner in the line of Lot 3.01, Block 265 on said Plan; thence
3. S 64°39'43"E, along said division line and along the division line between Lots 8 and 9, Block 265, a distance of 314.59 feet to a point for a corner in the division line between Lots 9 and 9.06, Block 265 on said Plan; thence
4. S 10°25'52"W, along said division line, a distance of 303.97 feet to the Point of Beginning.

CONTAINING 2.40±ACRES.


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

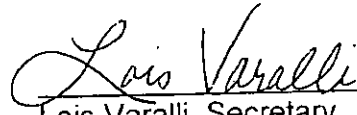
BEING also known as a parcel to be added to Proposed Lot 9.05, Block 265 as shown on Plan of Minor Subdivision, prepared by Pennell Land Surveying, Inc. and dated 4-1-15.

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

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

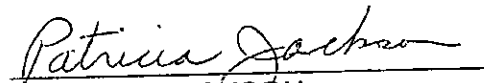

Lois Varalli, Secretary
Township of Mantua Planning Board

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:


PATRICIA JACKSON

STATE OF NEW JERSEY

COUNTY OF Camden ss.:

I CERTIFY that on Jan. 14, 2016

PATRICIA JACKSON, 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 \$25,000.00 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.)



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

DEED

Dated:

Jan. 14, 2016

Record and return to:

PATRICIA JACKSON, Grantor

AND

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

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