



E-recorded

DOCKET#:1398 Type:ERX-Deed
PAGES:6

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1149082 11:05:50 AM

01/16/2024
DB 6958 237

Fee:\$ 80.00

CONSIDERATION:\$ 63,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	63.00	STATE :	157.50
NJAHTF :	0.00	EAA :	0.00
PHPFA :	31.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 252.00

GRANTEE ADDRESS: 144 HURFFVILLE GRENLOCH ROAD

SEWELL
NJ -08080

DOCUMENT DATE: 01/11/2024

MUNICIPALITY: DEPTFORD BLOCK: 75 LOT: 21

PARTIES:

FIRST PARTY-TIMOTHY FRANCIS PHEASANT
ADDITIONAL PARTY-TIMOTHY F PHEASANT
SECOND PARTY-DASHI 48 CLINTON LLC

RECORD & RETURN TO:
SIMPLIFILE

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
HONORABLE JAMES N. HOGAN, COUNTY CLERK

CT23-30959

Prepared by: John D. Kosylo, Esq.
Attorney at Law of New Jersey

Core Title
1300 Route 73, Suite 112
Mount Laurel, NJ 08054

DEED

This Deed is made on January 11, 2024, between

TIMOTHY FRANCIS PHEASANT, a/k/a TIMOTHY F. PHEASANT, whose address is 20 Pope Lane, Westville, New Jersey 08093, referred to as the "Grantor",

and

DASHI 48 CLINTON LLC, a Limited Liability Company, whose address is 144 Hurffville Grenloch Rd, Sewell NJ 08080, referred to as "Grantee",

The Grantor grants and conveys ownership of the properties described below to the Grantee for the sum of **Sixty Three Thousand and 00/100 Dollars (\$63,000.00)**.

By signing this Deed, the Grantor acknowledges receipt of this money/consideration.

The properties being transferred are known as:

46 Clinton Street, Westville, New Jersey 08093, identified as Block 75, Lot 11 on the Official Tax Map of the Township of Deptford, County of Gloucester, and State of New Jersey (TRACT I); and

48 Clinton Street, Westville, New Jersey 08093, identified as Block 75, Lot 21 on the Official Tax Map of the Township of Deptford, County of Gloucester, and State of New Jersey (TRACT II).

The legal description is:

All those certain tracts or parcels of land, situated, lying and being in the Township of Deptford, County of Gloucester in the State of New Jersey, more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same land and premises which became vested in Timothy Francis Pheasant, married, by deed from Fannie Mae a/k/a Federal National Mortgage Association by Stern Lavinthal and Frankenberg, LLC, attorney in fact for Federal National Mortgage Association a corporation, dated January 23, 2019 and recorded with Gloucester County Clerk on March 1, 2019 in Book 6043, Page 14. (AS TO TRACT I.)

BEING the same land and premises which became vested in Timothy F. Pheasant by deed from Denise Willis, Roland G. Hardy, Jr., and Daniel Hardy, Surviving heirs to the Estate of Vincent Hardy and Denise Willis, Daniel Hardy and Roland G. Hardy, Jr., Individually, dated May 26, 2023 and recorded with Gloucester County Clerk on June 27, 2023 in Book 6870, Page 249. (AS TO TRACT II.)

EXHIBIT A

Property 1
CT-23-30959

TRACT NO. 1

ALL that certain land in the Township of Deptford, County of Gloucester and State of New Jersey, described as follows:

BEGINNING at a point in the Northerly side of Clinton Street, said point being a corner to Lot No. 74 on a plan of lots of Woodbury Park, made in 1896, and recorded in the Clerk's Office at Woodbury in Book "C" of Boundaries and Division, folio 89, and being Southeastwardly four hundred and forty (440) feet from the Northeasterly corner of Grand Street and said Clinton Street, and running; thence

(1) Along the Westerly line of Lot No. 74, North thirty-eight degrees East, one hundred and twenty-five (125) feet to a corner to Lot No. 108; thence

(2) Along Lot No. 108 North fifty-two degrees West, forty (40) feet to a corner to Lot No. 76; thence

(3) Along the Easterly side of Lot No. 76, South thirty-eight degrees West, one hundred and twenty-five (125) feet to a point in the Northerly side of Clinton Street, aforesaid; thence

(4) Thereby, South fifty-two degrees East, forty (40) feet to the place of beginning.

BEING shown and designated as Lot 75 on plan entitled "Building Lots in Woodbury Park" and duly filed in the Gloucester County Clerks Office on 5/9/2001 as Map No. 3195.

FOR INFORMATIONAL PURPOSES ONLY:

Being Lot 11, Block 75 on the Tax Map of the Township of Deptford.

Commonly Known as: 46 Clinton Street, Westville, (Deptford Township), New Jersey.

Property 2
CT-23-30959

TRACT NO. 2

ALL that certain land in the Township of Deptford, County of Gloucester and State of New Jersey, described as follows:

BEGINNING at a point in the Northerly side of Clinton Street, said point being a corner to Lot No. 75 on a plan of lots of Woodbury Park, made in 1896, and recorded in the Clerk's Office at Woodbury in Book "C" of Boundaries and Division, folio 89, and being Southeastwardly four hundred and forty (440) feet from the Northeasterly corner of Grand Street and said Clinton Street, and running; thence

(1) Along the Easterly line of Lot No. 75, North thirty-eight degrees East, one hundred and twenty-five (125) feet to a corner to Lot No. 109; thence

(2) Along Lot No. 109 South fifty-two degrees East, forty (40) feet to a corner to Lot No. 73, land to be retained by the Township of Deptford; thence

(3) Along the Westerly side of Lot No. 73, South thirty-eight degrees West, one hundred and twenty-five (125) feet to a point in the Northerly side of Clinton Street, aforesaid; thence

(4) Thereby, North fifty-two degrees West, forty (40) feet to the place of beginning.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

BEING shown and designated as Lot 74 on plan entitled "Building Lots in Woodbury Park" and duly filed in the Gloucester County Clerks Office on 5/9/2001 as Map No. 3195.

FOR INFORMATIONAL PURPOSES ONLY:

Being Lot 21, Block 75 on the Tax Map of the Township of Deptford.

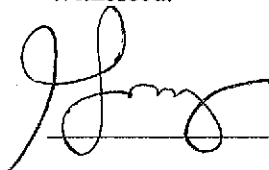
Commonly Known as: 48 Clinton Street, Westville, (Deptford Township), New Jersey.

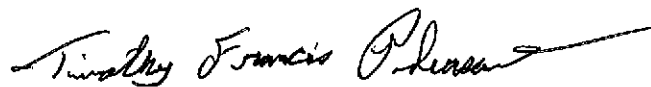
This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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" as defined in 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.

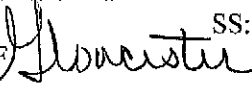
The Deed is signed by the Grantor as of the date at the top of the first page.

Witnessed:



1 
1 
TIMOTHY FRANCIS PHEASANT,
a/k/a **TIMOTHY F. PHEASANT**

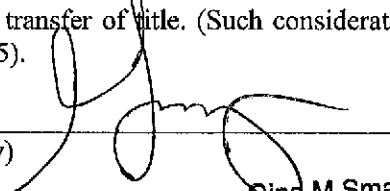
STATE OF NEW JERSEY

COUNTY OF  SS:

I certify that on January 11, 2024, **TIMOTHY FRANCIS PHEASANT, a/k/a TIMOTHY F. PHEASANT**, personally came before me and stated that he:

- a) Was the maker of this Deed;
- b) Executed this Deed as his own act; and
- c) Made this Deed for \$63,000.00 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).

(Notary)



Gina M Smashey
Notary Public, State of New Jersey
My commission expires 03/03/2027

DEED:

TIMOTHY FRANCIS PHEASANT, a/k/a TIMOTHY F. PHEASANT
to
DASHI 48 CLINTON LLC, a Limited Liability Company

46 Clinton Street
Westville, New Jersey 08093
Township of Deptford, County of Gloucester
Block 75, Lot 11

48 Clinton Street
Westville, New Jersey 08093
Township of Deptford, County of Gloucester
Block 75, Lot 21

SEE ATTACHED LEGAL DESCRIPTION

GIT/REP-3
(11-23)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
TIMOTHY FRANCIS PHEASANT, a/k/a TIMOTHY F. PHEASANT

Current Street Address
20 POPE LANE

City, Town, Post Office
WESTVILLE

State

NJ

ZIP Code

08093

Property Information

Block(s)

75

Lot(s)

11 and 21

Qualifier

Street Address

46 CLINTON AVENUE and 48 CLINTON AVENUE

City, Town, Post Office

WESTVILLE (DEPTFORD TOWNSHIP)

State

NJ

ZIP Code

08093

Seller's Percentage of Ownership

100

Total Consideration

\$63,000.00

Owner's Share of Consideration

\$63,000.00

Closing Date

1-12-2024

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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 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.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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.

1/11/24
Date

Timothy Francis Pheasant
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact