



E-recorded

DOCKET#:30939 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1136141 02:40:19 PM

10/16/2023
DB 6923 320

Fee:\$ 70.00

CONSIDERATION:\$ 125,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	125.00	STATE :	312.50
NJAHTF :	0.00	EAA :	0.00
PHPFA :	62.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 500.00

GRANTEE ADDRESS: 595 CHURCH ROAD

SEWELL
NJ -08080

DOCUMENT DATE: 09/28/2023

MUNICIPALITY: MANTUA BLOCK: 242.04 LOT: 5

PARTIES:

FIRST PARTY-GEORGE MARCHEVESKY
SECOND PARTY-MAGED ROPHAIL
ADDITIONAL PARTY-AMAL ROPHAIL

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

Prepared by:

Tamara Rudow Steinberg, Esq.

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

Deed

This Deed is made on 9/28/2023 Delivered October 11, 2023**BETWEEN**

George Marchevesky, married
whose post office address is 595 Church Road, Sewell, NJ 08080

referred to as the **Grantor**,**AND**

Maged Rophail and Amal Rophail, married
whose post office address is **going to be 595 Church Road, Sewell, NJ 08080**

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 ONE HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$125,000.00)
The Grantor acknowledges receipt of this money.

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

Block No. 242.04 Lot No. 5 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 the 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 242.04, Lot 5, Mantua Township, in Gloucester County, NJ
595 Church Road
Sewell, NJ 08080

BEING known as Lot5, Block 242.04 as shown on the Mantua Township tax map.

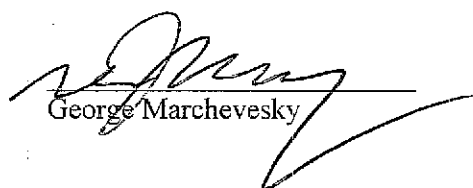
Commonly known as: 595 Church Road

BEING the same land and premises which became vested in George Marchevesky by deed from Mykola Marchewsky and Anastasya Marchewsky dated February 6, 2006 and recorded March 7, 2006 in the Gloucester County Clerk's Office in Deed Book 4174, Page 216.

Title was previously vested in Mykola Marchewsky and Anastasya Marchewsky, his wife by deed from Eldora G. Gardiner, widow dated January 19, 1952 and recorded January 21, 1952 in the Gloucester County Clerk's Office in Deed Book 704, Page 122

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.


George Marchevesky

Witnessed by: _____ (Seal)

STATE OF NEW JERSEY, COUNTY OF Burlington SS.:

I CERTIFY that on Sept 28, 2023

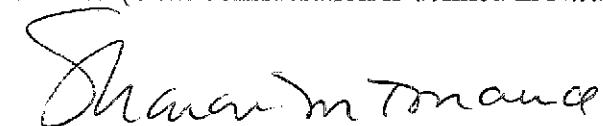
George Marchevesky, married

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 \$125,000.00 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 Public

Sharon M. Torrance
Notary Public, State of New Jersey
My Commission Expires October 25, 2027
Comm. No. 2366046

RECORD AND RETURN TO:

RECORD & RETURN TO:
WEICHERT TITLE AGENCY
1909 ROUTE 70 EAST, 2ND FLOOR
CHERRY HILL, NJ 08003
FILE # _____

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

SELLER'S INFORMATION

Name(s)

George Marchevesky, married

Current Street Address

103 COLUMBIA BLVD

~~ATLANTIC~~ N.J.

08063

City, Town, Post Office

NATIONAL PARK

State

Zip Code

PROPERTY INFORMATION

Block(s)

242.04

Lot(s)

5

Qualifier

Street Address

595 Church Road

City, Town, Post Office

Mantua Township

State

NJ

Zip Code

08080

Seller's Percentage of Ownership

100%

Total Consideration

\$125,000.00

Owner's Share of Consideration

\$125,000.00

Closing Date

10-11-2023

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 16 Apply to Residents and Nonresidents)

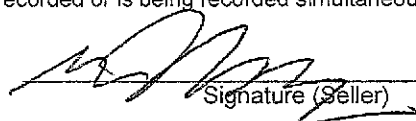
1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property 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.
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.
16. ☐ 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.
17. ☐ 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.

9-28-23

Date



Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact



Fidelity National Title[®]

Insurance Company

EXHIBIT A

The Land is described as follows:

All that certain tract or parcel of land, situated, lying and being in the Township of Mantua in the County of Gloucester and the State of New Jersey, more particularly described as follows:

BEGINNING at an iron bolt in the center of said Mantua to Dilksboro Road at the intersection of the line of Harrison Heritage's Land; thence

1. North 41 degrees and 01 minute East 201.00 feet to an old stone in the line of Harrison Heritage's land and corner to C.A. Van Meter's land; thence
2. Along Van Meter's land South 48 degrees, 17 minutes East 500.38 feet to a corner in the center of the road leading to Hurffville; thence
3. Along the center of said road South 62 degrees, 14 minutes West 315.00 feet to an iron bolt in the center of the road leading from Mantua to Dilksboro; thence
4. Along the middle of said road North 34 degrees, 04 minutes West to the place of BEGINNING.

EXCEPTING THEREOUT AND THEREFROM the following premises conveyed to George Marchevsky by Deed dated May 15, 1979 and recorded May 22, 1979 in Deed Book 1380 Page 1005:

BEGINNING at a point in the northwesterly line of Pitman-Hurffville Road (33 feet wide per Tax Map), said point being North 34 degrees 04 minutes West 16.60 feet from a point in the center line of Pitman-Hurffville Road, which is North 62 degrees 14 minutes East 142.19 feet, when measured along said center line of Pitman-Hurffville Road, from the point of intersection of the said center line of Pitman-Hurffville Road with the center line of Mantua Boulevard (50 feet wide per Tax Map) and extending; thence

1. Crossing lands of the grantor herein, North 34 degrees 04 minutes West 158.55 feet to a point for a corner, thence
2. Still crossing lands of the grantor herein, North 55 degrees 56 minutes East 125.00 feet to a point for a corner in line of lands now or formerly of E. Jordon Donovan; thence
3. Along said lands now or formerly of E. Jordon Donovan, South 48 degrees 28 minutes 16 seconds East 183.14 feet to a point corner to said lands and also being in the said northwesterly line of Pitman-Hurffville Road, thence
4. Along said northwesterly line of Pitman-Hurff Road, South 62 degrees 14 minutes West 171.59 feet to the point and place of BEGINNING.

EXCEPTING THEREOUT AND THEREFROM the premises conveyed to the State of New Jersey by Deed dated October 23, 1981 and recorded December 14, 1981 in Deed Book 1440 Page 1085.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as 595 Church Road, Sewell, NJ 08080, Lot 5, Block 242.04 of the official Tax Map of the Township of Mantua.

This page is only a part of a 2016 ALTA[®] Commitment for Title Insurance issued by FIDELITY NATIONAL 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.

ALTA Commitment for Title Insurance Adopted 6-17-06 Revised 08-01-2016

NJRB 3-09
Last Revised 05/23/17

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