



DOCKET#:17204 Type:ERX-Deed
PAGES:6

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HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1038952 08:48:33 AM

04/18/2022
DB 6664 86

Fee:\$ 80.00

CONSIDERATION:\$ 240,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	240.00	STATE :	600.00
NJAHTF :	135.00	EAA :	152.00
PHPFA :	120.00	GEN PURP	0.00
1% OVER	0.00		

REALTY TOTAL: \$ 1,247.00

GRANTEE ADDRESS: 439 FERN AVENUE

WOODBURY
NJ-08096

DOCUMENT DATE: 04/07/2022

MUNICIPALITY: DEPTFORD BLOCK: 312 LOT: 4

PARTIES:

FIRST PARTY-LEE MEINHART
ADDITIONAL PARTY-MARIE MEINHART
SECOND PARTY-JULIUS R HUGHES JR

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: Stephen Altamuro, P.C.
Stephen Altamuro Law Office
151 Fries Mill Road, Suite 505
Turnersville, New Jersey 08012
Attorney ID #026501985

BARGAIN AND SALE DEED

This Deed is made on April 7, 2022 delivered on April 8, 2022

BETWEEN, **LEE MEINHART and MARIE MEINHART, husband and wife**, whose address is 223 Bells Lake Road, Turnersville, New Jersey 08012, referred to as Grantor(s)

AND: **Julius R. Hughes, Jr., Single**, whose address is about to be 439 Fern Avenue, Woodbury, New Jersey 08096, referred to as the Grantee(s).

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 described below to the Grantee. This transfer is made for the sum of Two hundred Forty thousand, (\$240,000.00) Dollars.

The Grantor acknowledges receipt of this money.

Tax Map Reference.(N.J.S.A.46:15-1.1) Township of Deptford, County of Gloucester, State of New Jersey

Block No. 312 Lot No. 4 and 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 Township of Deptford, County of Gloucester and State of New Jersey. **The legal description is attached:**

BEING THE SAME LAND AND PREMISES which became vested in **Lee Meinhart and Marie Meinhart, h/w** by deed from **Joseph A. McGehrin, Sr., and Agnes F. McGehrin, husband and wife**, dated October 25, 1990 recorded October 29, 1990 in the County of Gloucester, Recorder of Deeds office in Deed Book 2049 Page 342.

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

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

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
LEE MEINHART and MARIE MEINHART, Husband and Wife

Current Street Address
223 Bells Lake Road

City, Town, Post Office
Turnersville

State

NJ

ZIP Code

08012

Property Information

Block(s)
312

Lot(s)

4 and 5

Qualifier

Street Address

439 Fern Avenue

City, Town, Post Office
Woodbury

State

NJ

ZIP Code

08096

Seller's Percentage of Ownership
100

Total Consideration
240,000.00

Owner's Share of Consideration

\$240,000.00

Closing Date

4/8/2022

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.

4/7/22

Date

Lee Meinhart

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

4/7/22

Date

Marie P. Meinhart

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

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.

Witnessed by:

John P. Arzella

Lee Meinhart
LEE MEINHART

John P. Arzella

Marie Meinhart
MARIE MEINHART

STATE OF NEW JERSEY

SS.

COUNTY OF GLOUCESTER

I CERTIFY that on 04/07, 2022, LEE MEINHART and MARIE MEINHART, husband and wife, came before me and stated to my satisfaction that this person(s) (or if more than one, each person):

(a) was the maker of the attached deed; (b) executed this deed as his or her own act; and,
(c) made this Deed for \$240,000.00 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.)

Steven K. Augello
NOTARY PUBLIC

Steven K. Augello
Notary Public
State of New Jersey
My commission expires June 16, 2024

Lee Meinhart and Marie Meinhart Husband and Wife To Julius Hughes	Dated: DEED Record and Return To: Velocity Title Group, LLC 1930 Mariton Pike E Ste C-17 Cherry Hill, NJ 08003
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Prepared By:
STEPHEN ALTAMURO, PC
University Executive Campus
151 Fries Mill Road, Suite 505
Turnersville, NJ 08012
(856) 232-0934

**THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE
BALTIMORE, MARYLAND**

**SCHEDULE C
LEGAL DESCRIPTION**

Issuing Office File No. VT936

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Deptford, in the County of Gloucester, State of New Jersey:

BEGINNING at a point in the Westerly line of Fern Avenue said point being North 19 degrees 04 minutes 00 seconds East a distance of 100.00 feet from the intersection of the Northerly line of Good Intent Road (49.50 feet wide) and the Westerly line of Fern Avenue (50.0 feet wide) and continuing thence

(1) North 19 degrees 04 minutes 00 seconds East, a distance of 120.00 feet along the Westerly side of Fern Avenue to a point being corner to Lots 5 and 24; thence

(2) North 70 degrees 56 minutes 00 seconds West, a distance of 196.81 feet along the division line of Lots 5 and 24 to a point in the Easterly side of lands now or formerly of Deptford Township Board of Education; thence

(3) South 10 degrees 13 minutes 45 seconds West, a distance of 121.44 feet along the division line of Lot 5 and lands now or formerly Deptford Township Board of Education to a point being corner to Lots 5 and 1; thence

(4) South 70 degrees 56 minutes 00 seconds East, a distance of 178.15 feet partly along the division line of Lots 1 and 5 and partly along the division line of Lots 4 and 2 and partly along the division line of Lots 4 and 3 to the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 4 and 5 in Tax Block 312 on the Official Tax Map of the Township of Deptford, Gloucester County, State of New Jersey.

FOR INFORMATION PURPOSES ONLY: The mailing address is: 439 Fern Ave, Deptford, NJ 08096.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Security Title Guarantee Corporation of Baltimore. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.