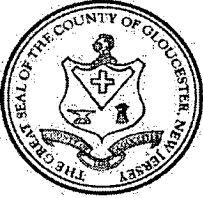


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2023 00002878*  Docket: 00002878 Type: DEE Pages: 7 James N. Hogan, Gloucester County Clerk Receipt#: 1089661 10:20:30A Jan 31, 2023 Recording Fee: 100.00 DB 6807 201
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 1.00 Tax/Code: E County: .00 State: .00 NJAHF: .00 PHPFA: .00 EAA: .00 GenPur: .00 C)\$1M: .00 REALTY TOTAL: .00
Date of Document: 1-25-23	Type of Document: SUBDIVISION DEED
First Party Name: JULIUS R. HUGHES, JR. 439 FERN AVENUE WOODBURY, NEW JERSEY 08096 (DEPTFORD TOWNSHIP)	Second Party Name: JULIUS R. HUGHES, JR. 439 FERN AVENUE WOODBURY, NEW JERSEY 08096 (DEPTFORD TOWNSHIP)
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 312	Lot: 4
Municipality: DEPTFORD TOWNSHIP	
Consideration: \$1.00	
Mailing Address of Grantee: 439 FERN AVENUE, WOODBURY, NEW JERSEY 08096	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

Prepared by:


John A. Alice, Esquire

Minor Subdivision Deed

(Remainder Parcel)

THIS DEED is made on this 25th day of, *January* 2023, by and between
JULIUS R. HUGHES, JR.

whose address is: 439 FERN AVENUE, WOODBURY, NEW JERSEY 08096

referred to as GRANTOR, AND

JULIUS R. HUGHES, JR.

whose address is: 439 FERN AVENUE, WOODBURY, NEW JERSEY 08096

referred to as GRANTEE.

The words "GRANTOR" and "GRANTEE" shall mean all Grantors and Grantees listed above.

TRANSFER OF OWNERSHIP. Grantor grants and conveys (transfers ownership of) the property described below to Grantee. This transfer is made for the sum of **One (\$1.00) dollar** and other good and valuable consideration.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Municipality of the Township of Deptford, Block 312, Lot 4 known as 439 Fern Avenue, Woodbury, New Jersey 08096 .

PROPERTY. The property consists of the land and all the buildings and structures on the land in the **Township of Deptford, County of Gloucester and State of New Jersey**, bounded and described as follows:

PROPOSED DESCRIPTION OF REMAINDER LOT 4

ALL THAT CERTAIN PARCEL OR LOT OF LAND situate in the Township of Deptford, County of Gloucester and State of New Jersey described in particular as follows:

PLEASE SEE ATTACHED LEGAL DESCRIPTION

GIT/REP-3
(2-21)
(Print or Type)State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

JULIUS R. HUGHES, JR.

Current Street Address

439 FERN AVENUE

City, Town, Post Office

WOODBURY

State

NJ

ZIP Code

08096

Property Information

Block(s)

312

Lot(s)

4

Qualifier

Street Address

439 FERN AVENUE

City, Town, Post Office

WOODBURY (DEPTFORD TOWNSHIP)

State

NJ

ZIP Code

08096

Seller's Percentage of Ownership

100

Total Consideration

1.00

Owner's Share of Consideration

Closing Date

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

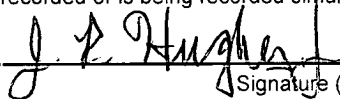
1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property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

1/25/23

Date



Signature (Seller)

JULIUS R. HUGHES, JR.

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact



209 Rowan Boulevard
Glassboro, NJ 08028
856.464.0224

**LEGAL DESCRIPTION
LOT 4, BLOCK 312
TOWNSHIP OF DEPTFORD, COUNTY OF GLOUCESTER
STATE OF NEW JERSEY**

ALL THAT CERTAIN tract or parcel of land situate in the Township of Deptford, County of Gloucester, State of New Jersey, more particularly bounded and described as follows:

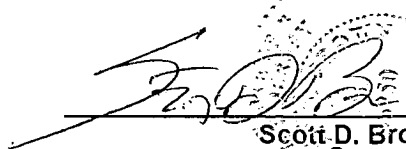
BEGINNING at a found iron pin on the Northwestern line of Fern Avenue (50 feet wide), corner to Lots 3 and 4, Block 312, said pin being North 19 degrees 31 minutes 00 seconds East a distance of 100.00 feet from the intersection of the Northwestern line of Fern Avenue (50 feet wide) and the Northeasterly line of Good Intent Road (Gloucester County Route #534, 49.50 feet wide) and continuing; thence

1. Along the division line between Lots 4 and 1, 2 and 3, Block 312, North 70 degrees 29 minutes 00 seconds West, a distance of 178.15 feet to a point; thence
2. Along the division line between Lot 4, Block 312 and Lot 5, Block 281, North 10 degrees 40 minutes 45 seconds East, a distance of 60.72 feet to a set iron pin; thence
3. Along the division line between Lots 4 and 4.01, Block 312, South 70 degrees 29 minutes 00 seconds East, a distance of 187.48 feet to a set concrete monument; thence
4. Along the Northwestern line of Fern Avenue (50 feet wide) South 19 degrees 31 minutes 00 seconds West a distance of 60.00 feet to a found iron pin; point being the point and place of beginning.

BEING subject to any easements, restrictions, covenants or conditions of record.

CONTAINING 10,969 square feet or 0.25181 acres more or less.

FOR INFORMATION PURPOSES ONLY: The above described parcel is known as Lot 4, Block 312, Plate 25 of the Tax Maps of the Township of Deptford, Gloucester County, New Jersey. The above description is referenced to a plan entitled: "Plan of Minor Subdivision for #439 Fern Avenue by Ransom Consulting, LLC, dated July 8, 2022.


Scott D. Brown
Professional Engineer & Land Surveyor
NJ License No. 24GB03825000
December 6, 2022
Revised January 9, 2023
Ransom File #R222.09035

BEING part of the same land and premises which became vested in Julius R. Hughes, Jr. by Deed from Lee Meinhart and Marie Meinhart, dated April 7, 2022, and recorded April 18, 2022, in the office of the Clerk of Gloucester County, New Jersey in Deed Book 6664, page 86.

THIS DEED IS MADE FOR THE PURPOSE of perfecting a minor subdivision approval granted by the Township of Deptford Planning Board Resolution No. 2022-26 which was memorialized on December 7, 2022 wherein a portion of Lot 4 in Block 312 was subdivided into two lots being Lots 4 and New Lot 4.01, of the parcel of land owned by Julius R. Hughes, Jr. and shown on the Township of Deptford Tax Map known as Lot 4, Block 312.

CERTIFICATION OF MINOR SUBDIVISION APPROVAL

WE, the undersigned Chairperson and Secretary of Deptford Township Planning Board, hereby certify pursuant to N.J.S. 40:55D-47 that the subdivision application for the within parcel of land was approved by the Deptford Township Planning Board on November 2, 2022 and memorialized by Resolution No. 2022-26 dated December 7, 2022. This minor subdivision plan prepared by Ransom Consulting, LLC dated July 8, 2022 by Ransom Consulting LLC and is subject to all of the conditions of said Resolution of Approval by the Deptford Township Planning Board. This Minor Subdivision Deed is being recorded in compliance with N.J.S.A. 40:55D-47d.

Deptford Township Planning Board

By: Gayle Kusmanick
Gayle Kusmanick, Secretary

By: David Wyatt V.C.
David Wyatt
Vice-Chairperson

PROMISES BY GRANTOR. Grantors promise 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 the property (such by making a mortgage or allowing a judgment to be entered against the Grantor).

SIGNATURES. Grantor signs this Deed as of the date at the top of the first page.

WITNESSED BY:

GRANTOR:

John A. Alice
Name: **JOHN A. ALICE ESQUIRE**

By: Julius R. Hughes, Jr.
Name: **Julius R. Hughes, Jr.**

STATE OF NEW JERSEY)
) SS:
COUNTY OF GLOUCESTER)

Julius R. Hughes, Jr. personally came before me this 25th day
of January, 2023 and stated to my satisfaction that this person (or if more than
one, each person):

- (a) was the maker of the attached deed;
- (b) executed this deed as his or her act; and
- (c) made this deed for \$1.00 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.

In witness whereof, I hereunto set my hand and official seal.

Lois A. Varalli
[Notary Public or other authorized to administer oaths]

