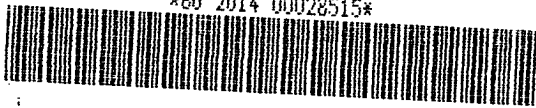


60 2014 00028515



Docket: 00028515
Type: DEE Pages: 5
James N. Hogan, Gloucester County Clerk
Receipt #: 364104 09:43:33A Aug 20, 2014
Recording Fee: 80.00 DB 5224 195

RECORD & RETURN TO:
FOUNDATION TITLE, LLC
57 EUCLID STREET
WOODBURY, NJ 08096
(856) 853-0083

Prepared By:

Patrick J. McCormick, Esquire

DEED

This Deed is made on 8/14, 2014.

BETWEEN: M. PATRICIA SEIBOLD

whose address is **482 Westwood Drive, West Deptford, NJ 08003**

referred to as the Grantor,

AND WILLIAM NELSON and JANE A. NELSON, husband and wife

401 Village Ct., Mickleton NJ 08056

whose address is

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and 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 \$352,600.00 (Three Hundred, Fifty-Two Thousand, Six Hundred Dollars).

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of West Deptford, Block No. 352.01, Lot No. 10.

Property. The property consists of the land and all the buildings and structures on the land in the Township of West Deptford, County of Gloucester and State of New Jersey, commonly known as 482 Westwood Drive, Township of West Deptford, New Jersey. The legal description is:

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

BEGINNING at a point in the Northwesterly line of Westwood Drive distant 1223.32 feet Westwardly and Southwestwardly measured along the curved and tangent Northerly and Northwesterly line thereof from the Westerly end of the curve connecting the Northerly line of Westwood Drive with the Westerly line of Bowman Drive; said connecting curve having a radius of 16 feet, said beginning point being in the division line between Lots 10 and 11, Block A on plan hereinafter mentioned and extending; thence (1) Southwestwardly along the Northwesterly line of Westwood Drive curving to the left with a radius of 400 feet, an arc distance of 75.50 feet to a point in the division line between Lots 9 and 10, Block A, said plan; thence (2) North 66 degrees 24 minutes 23 seconds West along last mentioned division line 211.88 feet to a point in the Southeasterly line of Clement Drive (25 feet wide); thence (3) North 49 degrees 35

Consideration: 352,600.00 Tax/Code: B 1,292.90
County: 353.00 State: .00
NJAHF: 304.50 PHPFA: .00
EAA: .00
GenPur: 635.40
CASH: .00 REALTY TOTAL: .00

813.30275

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

M. Patricia Seibold

Current Resident Address:

Street: **482 Westwood Dr**

City, Town, Post Office

West Deptford

State

NJ

Zip Code

08096-3130

PROPERTY INFORMATION (Brief Property Description)

Block(s)

352.01

Lot(s)

10

Qualifier

Street Address:

482 Westwood Dr

City, Town, Post Office

West Deptford

State

NJ

Zip Code

08096-3130

Seller's Percentage of
Ownership

100%

Consideration

\$352,600.00

Closing Date

August 15, 2014

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-Residents)

1. ☐ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☒ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am 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 individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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. (see instructions)
- ☐ No non-like kind property received.
8. ☐ Transfer 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 interstate laws of this state.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c.55 (August 1, 2004), and was previously unrecorded.

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.

8/15/2014

Date

M. Patricia Seibold

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

minutes 03 seconds East along the Southeasterly line thereof 118.96 feet to a point in the aforesaid division line between Lots 10 and 11, Block A said plan; thence (4) South 55 degrees 35 minutes 30 seconds East along same 169.87 feet to the beginning.

BEING Lot 10, Block A on Plan of Sherwood Green, Section 4 made by Taylor, Wiseman, Taylor and Sleeper, dated April 1966 and filed January 4, 1967 in the Office of the County Clerk of Gloucester County as map Number 3-216.

TAX NOTE: Being Lot(s) 10, Block 352.01; Tax Map of the Township of West Deptford, County of Gloucester, State of New Jersey.

BEING a part of the same land and premises which Robert A. Budd and Thelma W. Budd, husband and wife, A.C. Schultes, Jr. and Yvonne V. Schultes, husband and wife, A.C. Schultes and Sons, a co-partnership consisting of August C. Schultes, Jr., James F. Schultes, and Joseph B. Schultes, by deed dated January 26, 1967, recorded 1/26/1967, in Deed Book 1126, page 960, granted and conveyed unto Sherwood Green, Inc., in fee.

BEING the same land and premises as conveyed to Philip W. Seibold, Jr. and M. Patricia Seibold, his wife, by deed from Sherwood Green, Inc. dated November 22, 1967, recorded on November 24, 1967, in the Gloucester County Clerk's/Register's Office, Deed Book 1140, Pages 497.

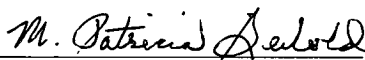
AND the said Philip W. Seibold, Jr., died September 26, 2010, whereupon title to the premises in question became vested in M. Patricia Seibold, his wife, by right of survivorship.

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

Witnessed by:



BY: 
M. PATRICIA SEIBOLD, GRANTOR

STATE OF NEW JERSEY :
: ss
COUNTY OF GLOUCESTER :

I CERTIFY that on 8/14, 2014,

M. PATRICIA SEIBOLD, personally came before me and stated to my satisfaction that she:

- (a) was the maker of this Deed;
- (b) executed this Deed as her own act; and,
- (c) made this Deed for \$352,600.00 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.)



SHARON L. KESSLER
Notary Public of New Jersey
My Commission Expires September 18, 2018

NOTARY PUBLIC

RECORD AND RETURN TO:

Patrick J. McCormick, Esquire
Kulzer & DiPadova, P.A.
76 E. Euclid Avenue, Suite 300
Haddonfield, New Jersey 08033

DEED

Dated: _____, 2014

M. PATRICIA SIEBOLD
Grantor,

TO

WILLIAM NELSON
and
JANE A. NELSON
Husband and Wife

Grantees.

Record and return to:

Patrick J. McCormick, Esquire
Kulzer & DiPadova, P.A.
76 E. Euclid Avenue, Suite 300
Haddonfield, New Jersey 08033

MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Gloucester)ss. County Municipal Code
MUNICIPALITY OF PROPERTY LOCATION West Deptford *Use symbolFOR RECORDER'S USE ONLY
Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, M. Patricia Seibold, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the GRANTOR in a deed dated 8/15/14 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)real property identified as Block number 352.01 Lot number 10 located at
482 Westwood Dr., West Deptford NJ and annexed thereto.
(Street Address, Town)(2) CONSIDERATION \$ 352,000 (See Instructions #1 and #5 on reverse side) ☐ no prior mortgages to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:

(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

\$ _____ ÷ _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (See Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic Fee, Supplemental Fee, and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☒ 62 years of age or over. * (See Instruction #9 on reverse side for A or B)
- B. BLIND PERSON Grantor(s) ☐ legally blind or; *
- Or DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ Receiving disability payments ☐ Not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☒ Owned and occupied by grantor(s) at time of sale. ☒ Resident of State of New Jersey.
- ☒ One or two-family residential premises. ☒ Owners as joint tenants must all qualify.

*IN THE CASE OF HUSBAND AND WIFE/PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
- ☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (See Instructions #2, #10 and #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.
- ☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
- ☐ No contributions to capital by either grantor or grantee legal entity.
- ☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 14 day of Aug, 2014

Signature of Deponent

Deponent Address

xxx-xxx- 074

Last 3 digits in Grantor's Social Security Number

Grantor Name

Grantor Address at Time of Sale

Name/Company of Settlement Officer

SHARON L. KESSLER
Notary Public of New Jersey
My Commission Expires September 18, 2018FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY- DIVISION OF TAXATION

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/lpt/localtax.htm.