



E-recorded

DOCKET#:36131 Type:ERX-Deed
PAGES:4

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 976614 01:50:37 PM

06/30/2021
DB 6502 56

Fee:\$ 60.00

CONSIDERATION:\$ 180,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	180.00	STATE :	450.00
NJAHTF :	45.00	EAA :	36.00
PHPFA :	90.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 801.00

GRANTEE ADDRESS: 215 BALIN COURT

MANTUA
NJ -08051

DOCUMENT DATE: 06/28/2021

MUNICIPALITY: MANTUA BLOCK: 61 LOT: 1

PARTIES:

FIRST PARTY-KRISTEN E MILLS
ADDITIONAL PARTY-KRISTEN E SEVERANCE
ADDITIONAL PARTY-MICHAEL MILLS
SECOND PARTY-STEVEN BEECHER

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

DEED

This Deed is made on June 28, 2021, between

KRISTEN E. MILLS, f/k/a KRISTEN E. SEVERANCE and MICHAEL MILLS, Wife and Husband, whose address is 215 Balin Court, Mantua, New Jersey 08051, referred to as the "Grantor",

and

STEVEN BEECHER, *unmarried man*, whose address is about to be 215 Balin Court, Mantua, New Jersey 08051, referred to as "Grantee",

The Grantor grants and conveys ownership of the property described below to the Grantee for the sum of **One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00)**.

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

The property being transferred is known as **215 Balin Court, Mantua, New Jersey 08051**.

It is identified as **Block 61, Lot 1, Qualifier C0215 on the Official Tax Map of the Township of Mantua, County of Gloucester and State of New Jersey**. The legal description is:

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Mantua, County of Gloucester and State of New Jersey, being more particularly described as follows:

And other appurtenances thereto, in fee simple, subject to the provisions of the New Jersey Condominium Act (R.S. 46:8B-1 et seq.) as amended and to the provisions of that certain Master Deed of The Villages at Berkley, a Condominium, a Condominium, dated November 10, 1988 and recorded in the Office of the Register of Deeds of Gloucester County on November 21, 1988 in Deed Book 1806, Page 71, which real property is more particularly described as Unit No. 215, Building No. 1 and being parts of Lot 1 and 2, Block 61 of said Condominium, together with other appurtenances to said Unit, which Unit and appurtenances have been more specifically defined in the Master Deed together with the fee in and undivided percentage of interest in the Common and Limited Common Elements of said Condominium, which United and Common Elements have been more specifically defined in the Master Deed aforesaid, as the same may be lawfully amended from time to time, pursuant to said Master Deed in conformity with R.S. 46:8B-11.

Subject to the provisions of the New Jersey Condominium Act, its supplements and amendments and to the conditions, restrictions, covenants and agreements set forth in the Master Deed aforesaid including the By-Laws of The Villages at Berkley.

GIT/REP-3

(2-21)

(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

KRISTEN E. MILLS, f/k/a KRISTEN E. SEVERANCE and MICHAEL MILLS, Wife and Husband

Current Street Address

215 Balin Court

City, Town, Post Office

Mantua

State

NJ

ZIP Code

08051

Property Information

Block(s)

61

Lot(s)

1

Qualifier

Street Address

215 BALIN COURT

City, Town, Post Office

MANTUA

State

NJ

ZIP Code

08051

Seller's Percentage of Ownership

100

Total Consideration

\$180,000.00

Owner's Share of Consideration

\$180,000.00

Closing Date

6/28/2021

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

Date

6/28/2021

Signature (Seller)

Kristen E. Severance f/k/a Kristen E. Mills

Indicate if Power of Attorney or Attorney in Fact

Date

6/28/2021

Signature (Seller)

[Signature]

Indicate if Power of Attorney or Attorney in Fact

BEING the same land and premises which became vested in Kristen E. Severance by deed from Chad A. Nardelli, dated March 27, 2014, recorded April 2, 2014 in the Gloucester Clerk's/Register's Office in Deed Book 5176, Page 39.

AND THE SAID Kristen E. Severance has since married Michael Mills and is now known as Kirsten E. Mills.

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:




KRISTEN E. MILLS,
f/k/a KRISTEN E. SEVERANCE




MICHAEL MILLS

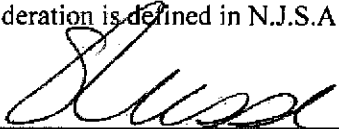
STATE OF NEW JERSEY

COUNTY OF Gloucester

SS:

I certify that on June 28, 2021, KRISTEN E. MILLS, f/k/a KRISTEN E. SEVERANCE and MICHAEL MILLS, personally came before me and stated that they:

- a) Were the makers of this deed; and
- b) executed this deed as their own act; and
- c) made this deed for \$180,000.00 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)

RECORD AND RETURN TO:
FOUNDATION TITLE, LLC
57 EUCLID STREET
WOODBURY NJ 08096

213-175261

SHARON L. KESSLER
Notary Public of New Jersey
My Commission Expires September 18, 2023