



Docket# 39533 Type: DEE Pages: 5
James N. Hogan, Gloucester County Clerk
Receipt#: 36946 11:54:37 A.M. 10/14/2010
Recording Fee: \$80.00 DB 4816 214

Deed

EQ19262
RECORD AND RETURN TO:
Equititle, LLC
100 Campus Drive
Suite 100
Morganville, NJ 07751

This Deed is made on 24 SEPTEMBER 2010

Between

Karyn Pickard, unmarried

whose post office address is 616 Highland Terrace, Pitman, NJ 08071

referred to as the Grantor,

and

Karen Pickard, unmarried, a/k/a Karyn Pickard, unmarried

whose post office address is 616 Highland Terrace, Pitman, NJ 08071

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This Transfer is made for the sum of One and 00/100 Dollar (\$1.00). The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15:1.1) Municipality of Borough of Pitman
Block No. 66 Lot No. 17 Account No.

☐ No property tax identification number is available on the date of this Deed.
(Check box if applicable)

3. Property. The Property consists of the land and all the buildings and structures on the land in the Borough of Pitman, County of Gloucester and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof.
(check box if applicable)

(For Recorder's Use Only)

Prepared by: (print signer's name below signature)

Karen Pickard

Consideration: \$1.00 Exempt Code: E
Cnty: \$.00 St: \$.00
N.J.A.H.T.F.: \$.00 P.H.P.F.A.: \$.00
E.A.A.: \$.00 Gen Purp: \$.00
C)\$1M: \$.00 REALTY TOTAL: \$.00



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

GIT/REP-3
(10-09)

(Please Print or Type)

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

Name(s)

KAREN PICKARD

Current Resident Address:

Street:

616 HIGHLAND TERRACE

City, Town, Post Office

PITMAN

State

NJ

Zip Code

08071

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

Street Address:

City, Town, Post Office

State

Zip Code

Seller's Percentage of Ownership

Consideration

\$1.00

Closing Date

9-24-2010

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 an 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 intestate laws of this state.

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.

9-24-10

Date

Signature

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

Date

Signature

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

LEGAL DESCRIPTION

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

BEGINNING at a point in the westerly line of Highland Terrace, (50 feet wide), distant 110.00 feet northwardly from the intersection of the westerly line of Highland Terrace with the northerly line of Washington Avenue (50 feet wide) said beginning point in the division line between Lots 785 and 786; thence

(1) North 16 degrees 08 minutes West, along the westerly line of Highland Terrace, 50.00 feet to a point in the division line between Lots 721 and 787; thence

(2) South 73 degrees 52 minutes West, along the last mentioned division line, 156.12 feet to a point for a corner common to Lots 721, 722, 781, and 787; thence

(3) South 16 degrees 08 minutes East, along the easterly line of Lot 781, 50.00 feet to a point in the division line between Lots 785 and 786; thence

(4) North 73 degrees 52 minutes East, along the last mentioned division line, 156.12 feet to a point and place of BEGINNING.

PROPERTY COMMONLY known as 616 Highland Ave., Pitman, N.J

PROPERTY ALSO HAS A MAILING ADDR: OF 616 Highland Terrace, Pitman, N.J.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 17 in Block 66; Tax Map of the Borough of Pitman, County of Gloucester, State of New Jersey

BEING THE SAME PREMISES Karyn Pickard, unmarried by deed from Stephen W. Iannotti, dated July 29, 2004, recorded August 16, 2004, in the Clerk's Office of the County of Gloucester, New Jersey, in Deed Book 3821, page 213.

The street address of the Property is: 616 Highland Terrace, Pitman, NJ 08071.

4. 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).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed by:

Lois Swan

Karyn Pickard {SEAL}
Karyn Pickard

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER

I CERTIFY that on 9-24-10, Karyn Pickard, 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 \$ 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).

LOIS SWAN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 29, 2013

Lois Swan
LOIS SWAN NOTARY
(Print name and title below signature)

RECORD AND RETURN TO:
Equititle, LLC
100 Campus Drive Suite 300
Morganville, NJ 07751

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1988, 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 0815

MUNICIPALITY OF PROPERTY LOCATION

Pitman

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

*Use symbol "C" to indicate that fee is exclusively for county use.

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

Deponent, KAREN PICKARD being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the GRANTEE in a deed dated 9-24-10 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number _____ Lot number _____ located at
616 HIGHLAND TERRACE PITMAN NJ and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ _____ (Instructions #1 and #5 on reverse side) ☐ no prior mortgage 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:
(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 (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. 1988, 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 (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, Supplemental, and General Purpose Fees, 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. (Instruction #9 on reverse side for A or B)
B. { BLIND PERSON Grantor(s) ☐ legally blind 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 CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (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 (Instructions #2, #10, #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of 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. 1988, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 24 day of SEPT, 2010

Lois Swan

Karen Pickard
Signature of Deponent
616 HIGHLAND TERRACE PITMAN NJ
Deponent Address
08071
Last three digits in Grantor's Social Security Number 224

KAREN PICKARD
Grantor Name
Same
Grantor Address at Time of Sale

Name/Company of Settlement Officer

LOIS SWAN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 29, 2013

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08646-0251
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 it 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's website at:
www.state.nj.us/treasury/taxation/lpt/locaftax.shtml