

DOCKET# 75286

Type: DEE
PAGES: 9

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 55196

12:16:48 P.M.

11/03/2004
DB 3867

1

GLOUCESTER COUNTY RECORDING DATA PAGE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

RECORD & RETURN TO:

Landis Title Corp
1117 E Landis Ave
Vineland NJ 08360

GLOUCESTER COUNTY RECORDING DATA PAGE
JAMES N. HOGAN, COUNTY CLERK

CONSIDERATION: \$175,000.00 EXEMPT CODE: 5

County	State	N.P.N.R.F.
\$175.18	\$437.32	\$37.50
P.H.P.F.A.	E.A.A.	
\$87.50	\$30.00	
GEN PURP	C) 1M	
\$1.00		
NJGLCAPE		
		Total
		\$767.50

Date: 11/03/2004

110 011
767.50



DOCKET# 75286

DB 3867 P 2

GIT/REP-3
(7-04)

State of New Jersey

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)

MARILYN MANNA

Current Resident Address:

Street:

City, Town, Post Office

Home Phone

5 Karen Court
West Long Branch
(732) 870-2693

State

Zip Code

NJ

07764

Business Phone

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

301

22

Street Address:

224 Rosemont Avenue

City, Town, Post Office

State

Zip Code

Newfield

NJ

08344

Seller's Percentage of Ownership

Consideration

Closing Date

50

87,500.00

10/29/04

SELLER ASSURANCES (Check the Appropriate Box)

1. ☒ I am a resident taxpayer 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.

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.

October 29, 2004

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



DOCKET# 75286

DB 3867 P 3

GIT/REP-3
(7-04)

State of New Jersey

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)

SUSAN B. MCCLAIN

Current Resident Address:

Street:

City, Town, Post Office:

State

Zip Code

Home Phone

Business Phone

(732) 263-0448

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

301

22

Street Address:

224 Rosemont Avenue

City, Town, Post Office

State

Zip Code

Newfield

NJ

08344

Seller's Percentage of Ownership

Consideration

Closing Date

50

87,500.00

10/29/04

SELLER ASSURANCES (Check the Appropriate Box)

1. ☒ I am a resident taxpayer 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.

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.

October 29, 2004

Date

Susan B. McClain

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

CONSIDERATION: \$175,000.00 EXEMPT CODE: 9

County	State	N.P.N.R.F.	Total
\$175.18	\$437.32	\$27.50	\$767.50
F.H.P.F.A.	E.A.A.		
\$87.50	\$30.00		
GEN PURP	CASH		
\$0.00	\$0.00		
NUGLCAPE			

Date: 11/03/2004

Prepared by:



JUDITH C. ARNOLD, ESQUIRE

DEED

This Deed is made on this 29th day of October, 2004,

Between **SUSAN B. McCLAIN and MARILYN MANNA**, whose address is 18 Cooper Ave, W. Long Branch NJ, referred to as the "Grantor,"
5 Karen Court, W. Long Branch, NJ

And **RALPH HACKNEY**, whose post office address is 224 Rosemont Avenue, Newfield, New Jersey, referred to as the "Grantee." The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys the property described below to the Grantee. This transfer is made for the sum of ONE HUNDRED SEVENTY-FIVE THOUSAND (\$175,000.00) DOLLARS. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of **Borough of Newfield**, Block No. **301**, Lot No. **22**.

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

ALL that certain land and premises situate and lying in the Borough of Newfield, County of Gloucester and State of New Jersey, bounded and described as follows:

TRACT #1:

BEGINNING at a stake at the intersection of the West line of Rosemont Avenue with the south line of Helena Street; thence

- (1) Along the South line of Helena Street, North 75 degrees West, 145 feet to a stake in line of formerly Julius Smith's land; thence
- (2) By the same, South 13 degrees West, 52 feet to a stake for a corner of Lot No. 34; thence

- (3) By the same, South, 77 degrees East 145 feet to a stake in the West line of Rosemont Avenue aforesaid; thence
- (4) Along said line North, 13 degrees East, 47 feet to the place of Beginning.

Being Lot No. 33 on a Map of said Howard A. Smith's land at Newfield, NJ as surveyed by Sheppard English Dec. 1910.

BEING KNOWN AS Lot 23, Block 301, as shown on the Borough of Newfield Tax Map.

COMMONLY KNOWN AS 224 Rosemont Avenue.

BEING the same land and premises conveyed to Susan McClain by Deed from Mulford C. Bishop and Jeannette K. Bishop, his wife, dated January 15, 1981, recorded January 21, 1981 in Deed Book 1421, Page 1172. (As to Tract #1).

TRACT #2:

BEGINNING at a cement stone on the westerly side of Rosemont Avenue north 9 degrees and 15 minutes east 750 feet from the intersection of the westerly side of Rosemont Avenue and the northerly side of Conwell Avenue, also the southeasterly corner of lot of one Bishop; thence

- (1) Along the line of Bishop's lot north 80 degrees and 45 minutes west 145 feet to a cement stone corner; thence
- (2) South 9 degrees and 15 minutes west 50 feet to a cement stone corner; thence
- (3) South 80 degrees and 45 minutes east 145 feet to a cement stone on the westerly side of Rosemont Avenue; thence
- (4) Along the westerly side of said Avenue north 9 degrees and 15 minutes east 50 feet to the place of beginning.

Being Lot No. 34 on a map made by Sheppard W. English and resurveyed by H. Lee Fisher in November of 1920.

BEING KNOWN AS Lot 22, Block 301, as shown on the Borough of Newfield Tax Map.

COMMONLY KNOWN AS 224 Rosemont Avenue.

ALL that certain land and premises situate and lying in the Borough of Newfield, County of Gloucester and State of New Jersey, bounded and described as follows:

BEGINNING at a point in the intersection of the westerly line of Rosemont Avenue (60 feet wide) with the southerly line of Helena Street (50 feet wide); thence

- (1) North 78 degrees 46 minutes 30 seconds West, along the southerly line of Helena Street, 145.09 feet to a concrete monument found for a corner; thence
- (2) South 09 degrees 15 minutes 00 seconds West, 102.00 feet to a concrete monument found for a corner; thence
- (3) South 80 degrees 45 minutes 00 seconds East, 145.00 feet to a concrete monument found in the westerly line of Rosemont Avenue; thence
- (4) North 09 degrees 15 minutes 00 seconds East, along the westerly line of Rosemont Avenue, 97.00 feet to a point in the Southerly line of Helena Street and place of BEGINNNIG.

FOR INFORMATIONAL PURPOSES ONLY:

BEING Lot 22, Block 301, as shown on the Borough of Newfield Tax Map.

COMMONLY known as 224 Rosemont Avenue.

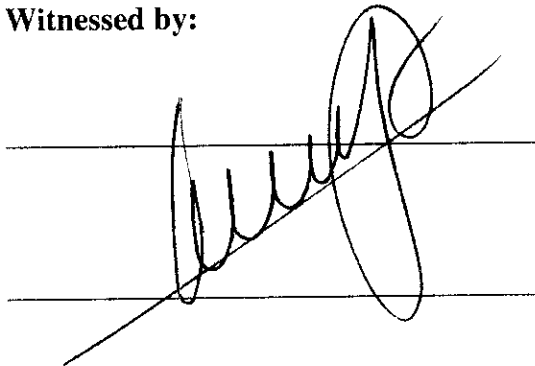
The above description is drawn in accordance with a survey made by REALE ASSOCIATES, L.L.C., dated 10/27/04.

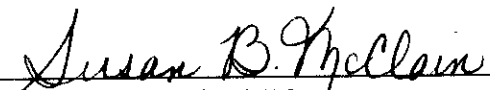
BEING the same land and premises conveyed to Marilyn Manna by Deed from Mulford C. Bishop and Jeannette K. Bishop, his wife, dated January 15, 1981, recorded January 21, 1981 in Deed Book 1421, Page 1176. (As to Tract #2).

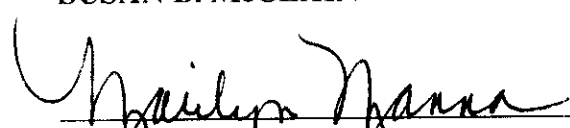
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "Covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property.

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

Witnessed by:




SUSAN B. McCLAIN


MARILYN MANNA

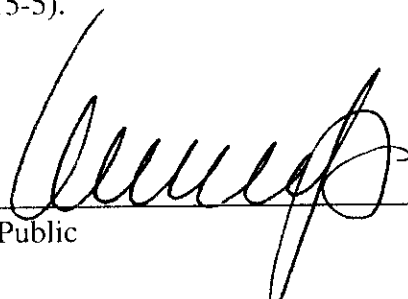
STATE OF NEW JERSEY)

ss.

COUNTY OF CUMBERLAND)

I certify that on this 29th day of October, 2004, **SUSAN B. McCLAIN and MARILYN MANNA** personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached deed;
- (b) executed this deed as his/her own act; and
- (c) made this Deed for **\$175,000.00** which is the full and actual consideration paid or to be paid for the transfer of title. (N.J.S.A. 46:15-5).



Notary Public

DOUGLAS J. GRANT
Notary Public of New Jersey
My Commission Expires March 16, 2009

DEED

Dated: 29 October 2004

SUSAN B. McCLAIN and MARILYN MANNA,

Record and Return to:

Grantor,

to

RALPH HACKNEY,

RECORD & RETURN TO:
LANDIS TITLE COMPANY
1117 E. LANDIS AVENUE
VINELAND, NJ 08360 13219

Grantee.
