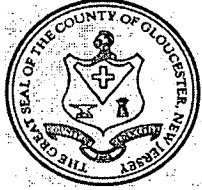


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2021 00063348*  Docket: 00063348 Type:DEE Pages:7 James N. Hogan, Gloucester County Clerk Receipt#:1008636 02:35:09P Nov 22,2021 Recording Fee: 100.00 DB 6585 224
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 1.00 Tax/Code: E County: .00 State : .00 NJAHTF: .00 PHPFA : .00 EAA : .00 GenPur: .00 C)\$1M : .00 REALTY TOTAL: .00
Date of Document: NOVEMBER 8, 2021	Type of Document: DEED
First Party Name: MARIE C. ROBERTS SUSAN E. ROBERTS	Second Party Name: SUSAN E. ROBERTS
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 57	Lot: 9
Municipality: PITMAN	
Consideration: \$1.00	
Mailing Address of Grantee: 27 WILDWOOD AVE, PITMAN, NJ 08071	

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

This instrument was prepared by


BRUCE H. E. ROESLER, ESQ.

DEED

THIS DEED is made on Nov 8 2021 between

GRANTOR MARIE C. ROBERTS, as to a life estate
SUSAN E. ROBERTS, Executrix of the
Estate of Thomas E. Roberts, deceased
27 Wildwood Avenue
Pitman, NJ 08071

GRANTEE SUSAN E, ROBERTS
27 Wildwood Avenue
Pitman, NJ 08071

(The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed)

In return for the payment to the Grantor by the Grantee of ONE (\$1.00) DOLLAR, the Grantor grants and conveys to the Grantee all of the land located at 27 Wildwood Avenue, Block 57, Lot 9, Borough of Pitman County of Gloucester, State of New Jersey, specifically described as follows:

LEGAL DESCRIPTION IS ATTACHED.

Being the same land and premise granted and conveyed to Thomas E. Roberts by Deed from Marie C. Roberts, reserving a Life Estate, dated July 6, 2004 and recorded on July 13, 2004 in Deed Book 3799, page 310 in the Gloucester County Clerk's Office.

The said Thomas E. Roberts died on October 11, 2018 leaving a Last Will and Testament dated April 19, 2017 and duly probated on October 18, 2021 as Docket #21-01693.

Subject to all easements and restrictions of record, if any.

The Grantor covenants that grantor has done no act to encumber the said premises.

The Grantor has received the full payment from the Grantee.

In witness whereof, grantor has executed this deed of bargain and sale on the date first above written.

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

Seller's Information

Name(s)

MARIE C. ROBERTS

Current Street Address

27 Wildwood Avenue

City, Town, Post Office

Pitman

State

NJ

ZIP Code

08071

Property Information

Block(s)

57

Lot(s)

9

Qualifier

Street Address

27 Wildwood Ave

City, Town, Post Office

Pitman

State

NJ

ZIP Code

08071

Seller's Percentage of Ownership

100

Total Consideration

\$1.00

Owner's Share of Consideration

100

Closing Date

11-8-21

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.

11-8-21

Marie Roberts

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

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

Seller's Information

Name(s)

SUSAN E. ROBERTS Executrix of the Thomas E. Roberts deceased

Current Street Address

27 Wildwood Avenue

City, Town, Post Office

Pitman

State

NJ

ZIP Code

08071

Property Information

Block(s)

57

Lot(s)

9

Qualifier

Street Address

27 Wildwood Ave

City, Town, Post Office

Pitman

State

NJ

ZIP Code

08071

Seller's Percentage of Ownership

100

Total Consideration

\$1.00

Owner's Share of Consideration

100

Closing Date

11-8-21

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.
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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.

11-8-21

Date

Susan E. Roberts

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

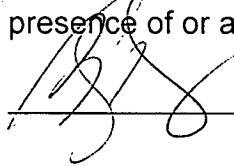
BEGINNING at a point in the Southerly line of Wildwood Avenue corner to Lot No. 34, and running thence; in a Southerly direction along the Westerly line of Lot No. 34 one hundred fifty-eight and two one hundredths feet to a corner in the line of Lot No. 450; thence Westerly along the line of Lots Nos. 450 and 449, thirty-seven feet six inches more or less to a corner in the line running through the middle of Lot No. 32; thence Northerly parallel with the first line and running through the middle of a dividing wall or partition of a double or twin frame dwelling house, one hundred fifty-seven and seventy-three one hundredths feet to the Southerly line of Wildwood Avenue; thence Easterly along said Southerly line of Wildwood Avenue thirty-seven feet six inches to the place of beginning.

BEING Lot No. 33 and the Easterly half of Lot No. 32. in a certain plan of lots called "Pitman Grove Terrace" which is filed in the Clerk's Office for Gloucester County, at Woodbury, in Book No. 3 of Maps, page 54.

BEING Block 57, Lot 9, on the Borough of Pitman Tax Maps.

ALSO KNOWN AS 27 Wildwood Avenue

Signed, sealed and
delivered in the
presence of or attested by:



Marie Roberts

_____(SEAL)
Marie C. Roberts

Susan E. Roberts (SEAL)

Susan E. Roberts

STATE OF NEW JERSEY
COUNTY OF GLOUCESTER

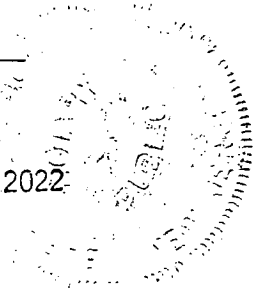
I am a *notary* an officer authorized to take acknowledgments and
proofs in this State. I sign this acknowledgment below to certify that it was made before
me.

On *Nov 8*, 2021 Marie C. Roberts and Susan E. Roberts appeared
before me in person. This person acknowledged signing, sealing and delivering this
Deed as this person's act and deed for the uses and purpose expressed in this Deed.

This person also acknowledged that the full and actual consideration paid or to
be paid for the transfer of title to realty evidenced by this Deed, as such consideration is
defined in P.L. 11968, c.49 s(c), is \$1.00.



BARBARA J. DOUGHERTY
Notary Public of New Jersey
My Commission Expires March 26, 2022



STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(P.L. 1968, c. 49, as amended through P.L. 2006, c. 33) (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 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 (See Instructions #3 and #4 on reverse side)

Deponent, BRUCE H. E ROESLER, being duly sworn according to law upon his/her oath,
(Name)

deposes and says that he/she is the LEGAL REPRESENTATIVE in a deed dated NOVEMBER 8, 2021 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 57 Lot number 9 located at
27 WILDWOOD AVE, PITMAN and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (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:
(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 P.L. 1968, c. 49 as amended through P.L. 2004, c. 66 for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(a) For consideration of less than \$100;

(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 P.L. 1975, c. 176, P.L. 2004, c. 113 and P.L. 2004, c. 66 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 and #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 P.L. 1968, c. 49 as amended through P.L. 2006, c. 33.

Subscribed and sworn to before me
this 8 day of NOVEMBER, 2021

Signature of Deponent
BRUCE H. E. ROESLER
410 N BROADWAY
PITMAN, NJ 08071

SUSAN E. ROBERTS

Grantor Name
27 WILDWOOD AVE
PITMAN, NJ 08071

Deponent Address

Grantor Address at Time of Sale

XXX-XX-X 066

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

BARBARA J. DOUGHERTY
Notary Public of New Jersey

My Commission Expires March 26, 2022

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 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:

<https://www.state.nj.us/treasury/taxation/lpt/localtax.shtml>