



DOCKET#:13071 Type:ERX-Deed
PAGES:6

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1230233 09:45:58 AM

04/30/2025
DB 7167 213

Fee:\$ 80.00

CONSIDERATION:\$ 253,000.00 Tax/Code:BLIND/DIS/LOW INC UNDER 350K

COUNTY:	253.00	STATE :	0.00
NJAHTF :	154.50	EAA :	0.00
PHPFA :	0.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 407.50

GRANTEE ADDRESS: 4000 ROUTE 130
UNIT 32
DELRAN
NJ -08075

DOCUMENT DATE: 04/29/2025

MUNICIPALITY: MONROE BLOCK: 11107 LOT: 12

PARTIES:

FIRST PARTY-JAMES A SNYDER
ADDITIONAL PARTY-CORINNE SNYDER
SECOND PARTY-WIN WIN PROPERTY BUYERS LLC

RECORD & RETURN TO:
CORPORATION SERVICE COMPANY

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

Deed

This Deed is made on April 29, 2025

Between

James A. Snyder and Corinne Snyder, his wife

whose post office address is 413 Holly Parkway, Williamstown, New Jersey 08094

referred to as the Grantor,

and

Win Win Property Buyers, LLC

whose post office address is 4000 Route 130, Unit 32, Delran, New Jersey 08075

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 TWO HUNDRED FIFTY THREE THOUSAND DOLLARS (\$253000.00) . The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15:1.1) Municipality of Township of Monroe
Block No.11107 Lot 12

☐ 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 Township of Monroe , County of Gloucester and State of New Jersey.

(For Recorder's Use Only)

Prepared by:

Sean O'Donnell, Esquire

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the Township of Monroe, County of Gloucester, State of New Jersey, and being more particularly described as follows:

BEING known and designated as Lot 20 in Block 62 as shown on map entitled "Plan of Forest Hills, Section 9" filed on April 5, 1976 on Map No. 1407.

BEGINNING at a point in the Northerly line of Holly Parkway (60 feet wide), said point being distant Eastwardly 247 feet from the Northwesterly terminus of same, and running; thence

- (1) By Lot 13 on Plan hereinafter mentioned, North 05 degrees 51 minutes 30 seconds West, 135.53 feet to a point in line of Lot 10, Block 11001; thence
- (2) Thereby, North 84 degrees 08 minutes 30 seconds East 83.00 feet to a corner to Lot 11; thence
- (3) Thereby, South 05 degrees 51 minutes 30 seconds East 135.53 feet to a corner in the Northerly line of Holly Parkway, aforementioned; thence
- (4) Along same, South 84 degrees 08 minutes 30 seconds West, 83.00 feet to the point and place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 12 in Block 11107 on the Township of Monroe Tax Map.

Being the same lands and premises which became vested in James A. Snyder by Deed from Lisa A. Miller and William R. Miller, IV, dated October 23, 2015 recorded November 9, 2015 in Book 5392 at page 219 of the Gloucester County Clerks Office.

The street address of the Property is: 413 Holly Parkway, Williamstown, New Jersey

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:

Deborah O'Donnell

James A. Snyder {SEAL}

Corinne Snyder {SEAL}

STATE OF NEW JERSEY, COUNTY OF Gloucester

I CERTIFY that on April 29, 2025, James Snyder and Corinne Snyder 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 \$ 253,000.00 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).

Deborah O'Donnell

DEBORAH O'DONNELL
Notary Public State of New Jersey
Commission # 52248
My Commission Expires 03/09/2030

(Print name and title below signature)

RECORD AND RETURN TO:
Homestead Title Agency
1225 N. Broad Street, Suite 1
West Deptford, New Jersey 08096
HTA18375

R & R
HOMESTEAD TITLE AGENCY
114 North Broad Street
Woodbury, New Jersey 08096
HTA18375

GIT/REP-3
(8-24)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
James A. Snyder and Corinne Snyder

Current Street Address
413 Holly Parkway

City, Town, Post Office
Williamstown

State

NJ

ZIP Code

08094

Property Information

Block(s)
11107

12

Lot(s)

Qualifier

Street Address
413 Holly Parkway

City, Town, Post Office
Williamstown

State

NJ

ZIP Code

08094

Seller's Percentage of Ownership
100

Total Consideration
\$253,000.00

Owner's Share of Consideration
\$253,000.00

Closing Date
4-29-25

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.
- 7a. ☐ 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 CODE 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. See instructions.
- 7b. ☐ Seller only received 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.

4/29/25

Date

x

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

James A. Snyder

4/29/25

Date

x

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Corinne Snyder

RTF-1 (Rev. 3/2/22)

MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY

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
0811

MUNICIPALITY OF PROPERTY LOCATION Township of Monroe

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, Deborah O' Donnell, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Officer of Title Co. in a deed dated April 29, 2025 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 11107 Lot number 12 located at
413 Holly Parkway, Williamstown and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$253,000.00 (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 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 (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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- ☐ Intercompany transfer between combined group members as part of the unitary business
- ☐ Combined group NU ID number (Required) _____

(9) 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 29th day of April, 2025unhumblyly subscribedKIMBERLY S. BIRD
NOTARY PUBLIC OF NEW JERSEY
Commission # 2402265
My Commission Expires 11/17/2025Deborah O' DonnellSignature of Deponent
114 N. Broad Street
Woodbury, NJ 08096

Deponent Address

XXX-XX-X 178

Last three digits in Grantor's Social Security Number

Corinne Snyder

Grantor Name
413 Holly Parkway
Williamstown, NJ 08094

Grantor Address at Time of Sale

Homestead Title Agency

Name/Company of Settlement Officer

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>