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Docket: 00042787
Type: DEE Pages: 4
James W. Hogan, Gloucester County Clerk
Receipt #: 482028 02:02:08P Nov 09, 2015
Recording Fee: 70.00 DB 5392 219

Prepared By: Jason N. Sunkett, Esq.

Deed

This Deed is made on October 23, 2015

BETWEEN Lisa A. Miller and William H. Miller, IV whose address is,
413 Holly Parkway, Township of Monroe, County of Gloucester, State of New
Jersey, 08094

referred to as the *Grantor*.

AND James A. Snyder whose address is about to be,
413 Holly Parkway, Township of Monroe, County of Gloucester, State of New
Jersey, 08094

referred to as the *Grantee*.

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

Transfer of Title. The grantor does hereby grant and convey the property
described below to the Grantee. This transfer of ownership is made for the sum and
consideration of **\$187,500.00 (One Hundred Eighty Seven Thousand Five Hundred
Dollars and XX/100)**. The Grantor acknowledges receipt of this money, and the Grantor
being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto
the Grantee forever the property described in this deed.

Tax Map Reference. (N.J.S.A. 46:15-2.1) **Township of Monroe, County of
Gloucester, State of New Jersey**

Block No 11107, Lot No. 12

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

Property. The property consists of the land and all the buildings and structures
on the land in **Township of Monroe, County of Gloucester and State of New Jersey.**

BEING Lot 12, Block 11107 on the Tax Map of the Township of Monroe, County of
Gloucester, State of New Jersey. **More commonly known as 413 Holly Parkway,
Williamstown, NJ 08094.**

BEING the same land and premises conveyed to Lisa A. Miller and William H. Miller,
IV by Deed from James H. McNeal and Phyllis F. McNeal, dated 06/28/1993, recorded
07/07/1993 in the Gloucester County Clerk/Register's Office in Deed Book 2322, Page 86.

Consideration: 187,500.00 Tax/Code: S
County: 187.50 State: 48.75
NJAHF: 56.25 PHFA: 93.75
EAA: 45.00
GenFur: .00
C) #11: .00
REALTY TOTAL: 851.25



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

(Please Print or Type)

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

Names(s)

Lisa A. Miller and William H. Miller, IV

Current Resident Address:

Street:

City, Town, Post Office

State

Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

11107

12

Street Address:

413 Holly Parkway

City, Town, Post Office

Williamstown

State

NJ

Zip Code

08094

Seller's Percentage of Ownership

100%

Consideration

\$187,500.00

Closing Date

10/23/15

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 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.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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. By checking this box ☐ I certify that the 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

Date

Signature

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

Signature

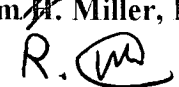
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Promises by Grantor. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

Signatures. The Grantor signs this Deed as of date first above written.
Witnessed or Attested by:


(SEAL)


Lisa A. Miller


William H. Miller, IV
R. 

STATE OF *New Jersey*

ss:

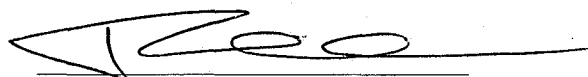
COUNTY OF *Gloucester*

I CERTIFY that on *October 23 2015*, 2015

Lisa A Miller and William H Miller IV
personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed.
- (b) signed, sealed and delivered this Deed as his/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A.46:15-5, is **\$187,500.00**

Signed and sworn before me on *10-23-15*


My Commission expires:

Record and return to:

Record & Return to:
Federation Title Agency
90 W Old Marlton Pike
Marlton NJ 08053

ROBERT M. KINSLOW
Commission # 2428824
Notary Public, State of New Jersey
My Commission Expires
January 15, 2018

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Commitment Number: FTA 211714

SCHEDULE C

LEGAL DESCRIPTION

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

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.

NOTE FOR INFORMATIONAL PURPOSES ONLY: 413 Holly Pkwy, Lot 12, Block 11107, in the Township of Monroe, County of Gloucester, in the State of NJ.