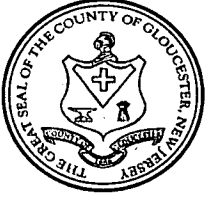


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2023 00025894*  Docket: 00025894 Type:MND Pages:6 James N. Hogan, Gloucester County Clerk Receipt#:1129007 12:03:29P Aug 31, 2023 Recording Fee: 8.00 DB 6902 99
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 107,000.00 Tax/Code: E County: .00 State : .00 NJAHF: .00 PHPFA : .00 EAA : .00 GenFur: .00 C\$1M : .00 REALTY TOTAL: .00
Date of Document: 8/22/23	Type of Document: Deed
First Party Name: Township of Franklin in the County of Gloucester, a municipal corporation of the State of New Jersey	Second Party Name: Michael J. Miller, Jr. and Barbara A. Miller
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 1802	Lot: 16
Municipality: Township of Franklin	
Consideration: \$107,000.00	
Mailing Address of Grantee: 119 Peach Tree Drive, Franklinville, NJ 08322	

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

Prepared by:

Lori Kopf MacWilliam
Attorney at Law of New Jersey

Deed

THIS DEED is made on August 22, 2023,

BETWEEN

TOWNSHIP OF FRANKLIN, IN THE COUNTY OF GLOUCESTER,
a municipal corporation of the State of New Jersey,
whose address is 1571 Delsea Drive, Franklinville, NJ 08322,

herein referred to as Grantor,

AND MICHAEL J. MILLER, JR. and BARBARA A. MILLER,
whose address is 119 Peach Tree Drive, Franklinville, New Jersey 08322,

herein referred to as Grantee.

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

Transfer of Ownership. The Grantor grants, conveys, and transfers ownership of the property described below to the Grantee. This transfer is made for the sum of **ONE HUNDRED SEVEN THOUSAND AND NO/100 Dollars (\$107,000.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Township of Franklin
Block No. 1802 Lot No. 16 Qualifier Nos.

Property. The Property consists of the land and any and all buildings and improvements that may presently exist on such land in the Township of Franklin, County of Gloucester, and State of New Jersey as described herein.

See "Schedule A" Legal Description annexed hereto.

Being the same property shown in that certain deed dated September 14, 1976 and recorded on September 21, 1976 in Gloucester County Clerk's Office in Deed Book 1312, Page 115, and conveyed to the Grantor by Final Judgment granted by the Superior Court of the State of New Jersey Chancery Division, Gloucester County under Docket #F-000429-22 and recorded on May 23, 2022 in Book 6683, Page 221 in the said Clerk's Office.

The street address of the Property is Grant Avenue (vacant property), Franklinville, New Jersey 08322.

SUBJECT to easements and restrictions of record, if any, such state of facts as an accurate survey would disclose, and municipal, state and federal laws, ordinances and regulations affecting the use, occupancy and maintenance of the property.

Promises by Grantor. The Grantor promises that, since receiving title under the Final Judgment referred to hereinabove, 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).

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

Seller's Information

Name(s)

Township of Franklin in the County of Gloucester, a municipal corporation of the State of New Jersey

Current Street Address

1571 Delsea Drive

City, Town, Post Office

Franklinville

State

NJ

ZIP Code

08322

Property Information

Block(s)

1802

Lot(s)

16

Qualifier

Street Address

Grant Avenue (vacant property)

City, Town, Post Office

Franklinville, Franklin Twp.

State

NJ

ZIP Code

08322

Seller's Percentage of Ownership

100 %

Total Consideration

\$107,000

Owner's Share of Consideration

\$107,000

Closing Date

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

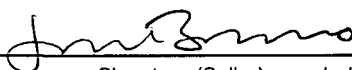
1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property 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.

8/22/23

Date



Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

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

Attest:

THE TOWNSHIP OF FRANKLIN
In the County of Gloucester
A New Jersey Municipal Corporation

Barbara Freijomil
Barbara Freijomil, Clerk

By: John Bruno
John Bruno, Mayor

STATE OF NEW JERSEY:
COUNTY OF GLOUCESTER:

I CERTIFY that on August 22, 2023

Barbara Freijomil personally came before me and stated under oath to my satisfaction that:

- this person is the Clerk of the Township of Franklin in the County of Gloucester, the municipal corporation named in this document;
- this person is the attesting witness to the signing of this document by the proper corporate officer who John Bruno, the Mayor of the Township of Franklin in the County of Gloucester
- this document was signed and delivered by the Township of Franklin in the County of Gloucester as its voluntary act duly authorized by a proper resolution of its Mayor and Committee;
- the Grantor made this Deed for \$107,000.00 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.);
- this person knows the proper seal of the corporation which was affixed to this document;
- this person signed this proof to attest to the truth of these facts.

Christina Mulford
Name:
Notary Public of New Jersey
My commission expires: 06-01-2028

Christina Mulford
Notary Public
State of New Jersey
My Commission Expires June 01, 2028

Record and Return to:
Michael J. Miller, Jr. and Barbara A. Miller
119 Peach Tree Drive
Franklinville, New Jersey 08322

LEGAL DESCRIPTION

BLOCK 1802 LOT 16

FRANKLIN TOWNSHIP, GLOUCESTER COUNTY

BEGINNING at a point in the center line of Grant Avenue, said point being North 81 degrees 20 minutes West 80.70 feet from the intersection of the center line of Grant Avenue where the same intersects the center line of Washington Avenue (being also the Northeasterly corner of lands now or formerly of Freddie Cobb); and extends; thence (1) South 8 degrees 55 minutes West along lands now or formerly Freddie Cobb, 1325.84 feet to a point; and extends; thence (2) South 44 degrees 30 minutes East, 550.00 feet to a point; and extends; thence (3) North 5 degrees 30 minutes West along land now or formerly of F. Earl Haines 1655.90 feet to the center line of Grant Avenue (said point set forth in prior deeds as being North 5 degrees 30 minutes West 1657.90 feet); and extends; thence (4) North 81 degrees 20 minutes West along the center line of Grant Avenue 342.80 feet to the point and place of beginning.

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

0805

SS. County Municipal Code

MUNICIPALITY OF PROPERTY LOCATION Township of Franklin

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, John Bruno (Name), being duly sworn according to law upon his/her oath,

deposes and says that he/she is the Mayor of the Grantor in a deed dated 08-22-2023 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 1802 Lot number 16 located at

Grant Avenue (vacant property), Franklinville, New Jersey 08322 and annexed thereto.
(Street Address, Town)

(2) **CONSIDERATION** \$ 107,000 (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.

(b) By or to the United States of America, this State, or any instrumentality, agency or subdivision

(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 22 day of Aug, 2023

Christina Mulford

Christina Mulford
Notary Public

State of New Jersey
My Commission Expires June 01, 2028

John Bruno
Signature of Deponent
1571 Delsea Drive
Franklinville, NJ 08322

Deponent Address

xxx-xx-x 630

Last three digits in Grantor's Social Security Number

Township of Franklin

Grantor Name
1571 Delsea Drive
Franklinville, NJ 08322

Grantor Address at Time of Sale

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>