

DEED

Prepared by:
Robert L. Baker, Jr., Esquire

THIS DEED IS PREPARED IN ACCORDANCE WITH NJSA 46:26A-3,
AND AS SUCH, NO SIGNATURE OF THE PREPARER IS REQUIRED.

This Deed is made on July 23, 2015.

BETWEEN

David M. Barry and Robin S. Barry, husband and wife, (referred to as "Grantors");
Whose address is 106 Sylvan Terrace, Glassboro, NJ 08028,

60 2015 00029823

AND

Willie Rolax, Jr., (referred to as "Grantees"),
Whose address is about to be 106 Sylvan Terrace, Glassboro, NJ 08028.

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

Transfer of Ownership. The Grantors grant and convey (transfers ownership of) the property described below to the Grantees. This transfer is made for the sum of One Hundred Forty-Three Thousand Dollars and No Cents (\$143,000.00).

The grantors acknowledge receipt of this money.

Property. The property consists of the land and all the buildings and structures on the land in the BOROUGH OF GLASSBORO, COUNTY OF GLOUCESTER, and STATE OF NEW JERSEY, LOT NO. 4: BLOCK NO. 409:.

The legal description is:

SEE ATTACHED.

Commonly known as **106 SYLVAN TERRACE, GLASSBORO, NEW JERSEY, BOROUGH OF GLASSBORO, COUNTY OF GLOUCESTER, and STATE OF NEW JERSEY, LOT NO. 4: BLOCK NO. 409:.**

Subject to easements, grants, restrictions of record and applicable municipal ordinances.

Being the same premises granted to David M. Barry and Robin S. Barry, his wife, by deed from Wallace and Pizzillo, Associates, dated August 28, 1987, recorded October 7, 1987 in the Gloucester County Clerk's/Register's Office in Deed Book 1663, Page 309.

Promises by Grantor. The Grantors promises the Grantors have 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 Grantors have 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 Grantors).

Consideration: 143,000.00 Tax/Code: B
County: 143.00 State: .00
NJAHIT: .00 PHFA: .00
EAA: .00
GenPur: .00
C) \$143,000.00
REALTY TOTAL: 143.00

Record & Return To:
FOUNDATION TITLE, LLC
601 Route 73 North
Suite 201
Marlton, NJ 08053
856-834-2600

989-41868

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

(Please Print or Type)

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

Names(s)

David M. Barry and Robin S. Barry, husband and wife

Current Resident Address:

Street: 106 SYLVAN TERRACE

City, Town, Post Office

GLASSBORO

State

NJ

Zip Code

08028

PROPERTY INFORMATION (Brief Property Description)

Block(s)

409

Lot(s)

4

Qualifier

Street Address:

106 Sylvan Terrace

City, Town, Post Office

Glassboro

State

NJ

Zip Code

08028

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$143,000.00

7/23/15

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.

7-23-15

Date

7-23-15

Date

David M. Barry

Signature

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

Robin S. Barry

Signature

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

WFG National Title Insurance Company

File Number: 989-41868

**SCHEDULE C
ALTA COMMITMENT**

LEGAL DESCRIPTION

ALL that certain tract or parcel of land, situated, lying and being in the Borough of Glassboro, County of Gloucester, State of New Jersey, more particularly described as follows:

BEGINNING at a point in the Easterly side of Sylvan Terrace (50 feet wide) said point being North 08 degrees 51 minutes West, a distance of 202.96 feet from the Northerly end of a curve connecting the Northerly line of Greentree Road with the aforesaid Easterly line of Sylvan Terrace, said beginning point being in the dividing line between Lots 3 and 4, Block 409C, on the aforesaid plan; thence

(1) North 81 degrees 09 minutes East, a distance of 123.09 feet along the northerly side of Lot #3 to a point; thence

(2) North 08 degrees 07 minutes West, a distance of 68.01 feet to a point; thence

(3) South 81 degrees 09 minutes West, a distance of 123.96 feet along the southerly side of Lot 5, to a point in the Easterly line of Sylvan Terrace; thence

(4) South 08 degrees 51 minutes East, a distance of 68.00 feet along the Easterly line of Sylvan Terrace to the point and place of BEGINNING.

BEING Lot 4, Block 409C, Plan of Greentree Manor, filed November 23, 1954, Map #1021.

NOTE: Being Lot: 4, Block: 409; Tax Map of the Borough of Glassboro, County of Gloucester, State of New Jersey.

NOTE FOR INFORMATION ONLY: Mailing Address is 106 Sylvan Ter, Glassboro, NJ 08028-1433

NOTE: Lot and Block shown for informational purposes only.

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

David M. Barry

David M. Barry

Robin S. Barry

Robin S. Barry

Witnessed by

STATE OF NEW JERSEY)

:SS.

COUNTY OF *Gloucester*

I certify that on *July 23*, 2015, David M. Barry and Robin S. Barry, grantors, personally came before me and acknowledged under oath, to my satisfaction that they are the persons (or if more than one, each person):

- (a) was the maker of the attached Deed;
- (b) executed this Deed as their own act;
- (c) made this Deed for \$143,000.00 and other good and valuable consideration as the full and actual consideration paid or to be paid for the transfer of title;

Nancy DeBrosse

NANCY DeBROSSE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 28, 2020

DEED

Dated: *July 23*, 2015

David M. Barry and Robin S. Barry,

Record and Return to:

Grantors,

TO

Willie Rolax, Jr.,

Grantees.

Record & Return To:
FOUNDATION TITLE, LLC
601 Route 73 North
Suite 201
Marlton, NJ 08053
(856) 834-2600

STATE OF NEW JERSEY

County Municipal Code

COUNTY Burlington

MUNICIPALITY OF PROPERTY LOCATION Borough of Glassboro

use.

FOR RECORDER'S USE ONLY

Consideration \$

RTF paid by seller \$

Date By

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Nancy DeBrosse, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Title Co Representative in a deed dated 7/23/2015 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 409 Lot number 4 located at
106 Sylvan Terrace, Glassboro, NJ and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 143000 (See Instructions #1 and #5 on reverse side) ☐ no prior mortgages 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 (See 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 Fee, Supplemental Fee, and General Purpose Fee, 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. * (See Instruction #9 on reverse side for A or B)
B. BLIND PERSON Grantor(s) ☐ legally blind or; *
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 THE CASE OF HUSBAND AND WIFE/PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See 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 (See 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 the top of the 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 Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 23 day of July, 2015

Nancy DeBrosse
Signature of Deponent
601 Rt.73,Marlton, NJ
Deponent Address

David M. and Robin S. Barry
Grantor Name
106 Sylvan Terr.Glassboro, NJ
Grantor Address at Time of Sale

XXX-XXX- 363 FOUNDATION TITLE LLC
Last 3 digits in Grantor's Social Security Number 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 Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY- DIVISION OF TAXATION
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:
www.state.nj.us/treasury/taxation/lpt/localtax.htm.

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