

DOCKET# 88069

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JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT# 64444 12:59:20 P.M.

12/27/2004
DB 3898 336

GLOUCESTER COUNTY RECORDING DATA PAGE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

RECORD & RETURN TO:

Congress
Cherry Hill

GLOUCESTER COUNTY RECORDING DATA PAGE
JAMES N. HOGAN, COUNTY CLERK

CONSIDERATION: \$144,900.00 EXEMPT CODE: S

County	State	N.P.M.R.F.	Total
\$145.15	\$362.35	\$.00	
P.H.P.F.A.	E.A.A.		
\$72.50	\$.00		
GEN PURP	C) \$1M		
\$.00			
NJGLABRU			
	Date: 12/27/2004		



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

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)

Jeffrey Dow McKay and Kelly Manning-McKay

Current Resident Address:

Street: 145 Saratoga Lane

City, Town, Post Office

Swedesboro

State

NJ

Zip Code

08085

Home Phone

Business Phone

()

(856) 489-9666**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

85

Lot(s)

3QC214

Qualifier

Street Address:

214 Loring Court

City, Town, Post Office

Sewell

State

NJ

Zip Code

08080

Seller's Percentage of Ownership

100%

Consideration

\$144,900144,900.00

Closing Date

12/17/2004**SELLER ASSURANCES (Check the Appropriate Box)**

1. ☒ I am a resident taxpayer 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 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.

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.

Dec 13, 2004

Date

Jeffrey Dow McKay
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

December 13, 2004

Date

Kelly A. Manning-McKay
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

CONSIDERATION: \$144,900.00 EXEMPT CODE: 5

N.P.N.R.F. \$1.00

County	\$145.15
P.H.F.F.A.	\$72.50
GEN PURP	\$1.00
NUGLARE	\$1.00

Date: 12/27/2004

(580.9)

PREPARED BY:

Adam M. Kotlar, Attorney at Law

DEEDDeed is made on DECEMBER 13, 2004**BETWEEN**

Jeffrey Dow McKay and Kelly Manning-McKay whose address is 145 Saratoga Lane, Swedesboro, NJ 08085; hereinafter referred to as Grantor

and

Ronald J. Zamski and Jean Zamski whose address is about to be 214 Loring Court, Sewell, NJ 08080; hereinafter referred to as Grantee.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One Hundred Forty Four Thousand Nine Hundred Dollars (\$144,900.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A 46:15-2.1) For information purposes only:
Municipality of Washington

Block No. 85 Lot No. 3QC214 Account No. _____

☐ 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 the Township of Washington, County of Gloucester and State of New Jersey. The legal description is attached hereto as **EXHIBIT A**

BEING known as Lot 3QC214 of Block 85 on the Official Tax Map of the Municipality of Washington, County of Gloucester, State of New Jersey. (For information purposes only)

BEING the same premises Wayne J. Sheets and Diane Sheets, husband and wife, conveyed unto Daniel R. Sheets by deed dated 06/21/2002, recorded 06/25/2002 in the Gloucester County Register of Deeds in Deed Book 3437, page 178.

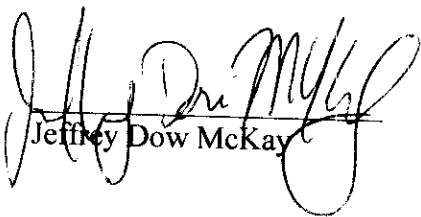
BEING the same premise Daniel R. Sheets, single man, conveyed unto Jeffrey Dow McKay and Kelly Manning-McKay, husband and wife, by deed dated 09/19/2003, recorded 09/23/2003 in the Gloucester County Register of Deeds in Deed Book 3660, page 126.

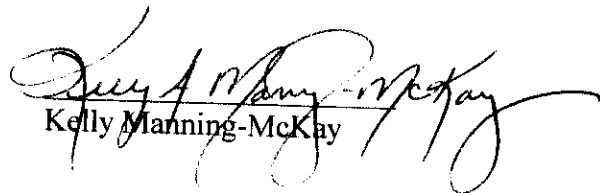
15060001/Sir

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 judgement to be entered against the Grantor).

Subject to all existing restrictions and easements of record.

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


Jeffrey Dow McKay


Kelly Manning-McKay

STATE OF NEW JERSEY :

SS

COUNTY OF Hudson

I CERTIFY that on 13, 200 4 Jeffrey Dow McKay and Kelly Manning-McKay came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each persons):

- a) is named in and signed this Deed;
- b) signed, sealed and delivered this Deed as his or her act and deed; and
- c) made this Deed for One Hundred Forty Four Thousand Nine Hundred dollars (\$144,900.00) 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.)



SHARON L. KESSLER
County Clerk of New Jersey
My Commission Expires September 18, 2008

Sept. 18, 2008

DEED

Jeffrey Dow McKay and Kelly
Manning-McKay,

Grantor

to

Ronald J. Zamski and Jean Zamski

Grantee

Dated: ~~December~~ 13, 2004

Record and Return to: