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PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1173454 10:23:42 AM

06/05/2024
DB 7017 41

Fee:\$ 70.00

CONSIDERATION:\$ 175,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	175.00	STATE :	437.50
NJAHTF :	37.50	EAA :	30.00
PHPFA :	87.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 767.50

GRANTEE ADDRESS: 8 ELK COURT

SEWELL
NJ -08080

DOCUMENT DATE: 05/07/2024

MUNICIPALITY: GLASSBORO BLOCK: 381 LOT: 2

PARTIES:

FIRST PARTY-DOROTHY E HARKINS

SECOND PARTY-CITY2SHORE HOLDINGS LIMITED LIABILITY PARTN

RECORD & RETURN TO:
SIMPLIFILE

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 May 7, 2024, Delivered on May 9, 2024

Between

Dorothy E. Harkins, whose post office address is 2200 Giana Drive, Apt. 2213, Glassboro, NJ 08028

referred to as the Grantor,

and

City2Shore Holdings LLP, a Limited Liability Partnership, whose post office address is 8 Elk Court, Sewell, NJ 08080

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) ONE HUNDRED AND SEVENTY-FIVE THOUSAND DOLLARS (\$175,000.00). The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:26A-3) Municipality of Borough of Glassboro

Block No. 381

Lot No. 2

3. Property. The Property consists of the land and all the buildings and structures on the land in the Borough of Glassboro, County of Gloucester, State of New Jersey. The legal description is:

BEING the same land and premises that became vested in Edward Harkins and Dorothy E. Harkins, as joint owners with right of survivorship by deed from Dorothy E. Harkins and Thomas J.Harkins, her husband dated 02/26/1990 and recorded with Gloucester County Clerk on 02/27/1990 in Book 1973, Page 293 (\$1.00consideration)

Thereafter on 02/19/2015 the said Edward Harkins departed this life whereupon title became vested in Dorothy E. Harkins, his daughter, by right of survivorship.

- The property address is: 102 Lakeside Drive, Glassboro, NJ 08028

4. Type of Deed. 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)

(For Recorder's Use Only)

Prepared by. FRANCIS J. FALKENSTEIN, ATTORNEY AT LAW

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:

Dorothy E. Harkins {SEAL}
DOROTHY E. HARKINS

STATE OF NEW JERSEY

COUNTY OF Gloucester

I CERTIFY that on May 7th, 2024, DOROTHY E. HARKINS personally appeared 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) is authorized to make this conveyance; and
- (d) made this Deed for \$ 175,000.00 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).

Jessica Contreras
NOTARY PUBLIC
State of New Jersey
ID # 50069692
My Commission Expires 10/27/2027

Jessica Contreras
(Print Name and Signature Below Title)

RECORD AND RETURN

City Abstract
1050 Kings Highway North, Suite 208
Cherry Hill, NJ 08034

GIT/REP-3
(11-23)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Dorothy E. Harkins

Current Street Address
102 Lakeside Drive @ 2200 Giana Drive, Apt. 2213

City, Town, Post Office
Glassboro

State
NJ

ZIP Code
08028

Property Information

Block(s)
381

Lot(s)
2

Qualifier

Street Address
102 Lakeside Drive

City, Town, Post Office
Glassboro

State
NJ

ZIP Code
08028

Seller's Percentage of Ownership
100.00%

Total Consideration
\$175,000.00

Owner's Share of Consideration
\$175,000.00

Closing Date
05/17/2024

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.

May 7, 2024
Date

Dorothy E. Harkins
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

**CANJ-118830
EXHIBIT A**

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

BEGINNING at a point for a corner in Southeasterly line of Lakeside Drive, formerly Begiovanni Road (50 feet wide), said point being the common corner of Lots 2 and 3 on Plan hereinafter mentioned, said point being the following two courses from the Northeasterly end of a connecting curve, having a radius of 20 feet, said curve connecting the Southeasterly line of Lakeside Drive with the Northeasterly line of Beebe Road (50 feet wide); thence

(a) along the Southeasterly line of Lakeside Drive, North 66 degrees 55 minutes 34 seconds East, a distance of 552.34 feet to a point of curvature, and

(b) along the curved Southeasterly line of Lakeside Drive, curving to the Northeast on a radius of 1015 feet, an arc distance of 223.00 feet to the beginning point, and running; thence

(1) along the curved Southeasterly line of Lakeside Drive, curving to the Northeast on a radius of 1015 feet, an arc distance of 27.54 feet to a point of tangency; thence

(2) along the Southeasterly line of Lakeside Drive, North 52 degrees 47 minutes 00 seconds East a distance of 42.23 feet to a point for a corner in the tract boundary; thence

(3) along the tract boundary, South 37 degrees 13 minutes 00 seconds East a distance of 120.00 feet to a point for a corner in the tract boundary; thence

(4) along the tract boundary, South 52 degrees 47 minutes and 00 seconds West a distance of 42.23 feet to an angle point; thence

(5) still along same, South 57 degrees 03 minutes 36 seconds West a distance of 30.83 feet to a point for a corner, being the common corner of Lots 2 and 3; thence

(6) along the common line of Lots 2 and 3, North 35 degrees 39 minutes 43 seconds West a distance of 118.12 feet to the point of BEGINNING.

BEING known as Lot 2 in Block 381 on "Plan of Lakeside Park Homes-Section 5", by John G. Reutter, P.E. & L.S., dated April 14, 1959-duly filed.

NOTE FOR INFORMATION ONLY: Mailing Address(es) is/are 102 Lakeside Drive, Glassboro, NJ 08028

NOTE: Being Lot: 2, Block: 381; Tax Map of the Borough of Glassboro, County of Gloucester, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.