



E-recorded

DOCKET#:47224 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 989964 12:29:19 PM

08/27/2021
DB 6537 66

Fee:\$ 70.00

CONSIDERATION:\$ 45,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	45.00	STATE :	112.50
NJAHTF :	0.00	EAA :	0.00
PHPFA :	22.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 180.00

GRANTEE ADDRESS: 157 KENDLE AVBENUE

FRANKLINVILLE
NJ -08322

DOCUMENT DATE: 08/25/2021

MUNICIPALITY: FRANKLIN BLOCK: 2703 LOT: 25

PARTIES:

FIRST PARTY-LUIS ROMAN
ADDITIONAL PARTY-LINDA ROMAN
SECOND PARTY-KENNETH RAINIER
ADDITIONAL PARTY-DENNY KOERNER

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

PREPARED BY:

David A. Avedissian, Esquire
135 Kings Hgy East, Haddonfield, NJ 08033
Phone 856-857-1901 Fax 856-857-1902

This Deed is made on August 25, 2021

BETWEEN

LUIS ROMAN and LINDA ROMAN with an address of 2 Logan Lane, Sussex, New Jersey 07461,
Referred to as "the Grantor."

AND

KENNETH RAINIER and DENNY KOERNER, as joint tenants with right of survivorship, whose address
is 157 Kendle Ave, Franklinville, NJ 08322. Referred to as "the Grantee." The words "Grantor" and
"Grantee" shall mean all Grantors and all Grantees listed above.

TRANSFER OF OWNERSHIP.

The Grantor grants and conveys (transfers ownership of) the real and personal property described
below to the Grantee. This transfer was made for the sum of Forty-Five Thousand (\$45,000.00)
Dollars. The Grantor acknowledges receipt of this money.

Tax Map Ref. (N.J.S.A. 46:15-1.1): Block 2703, Lot 25 on the official tax map of the Township of Franklin
PROPERTY.

The property consists of the land and all the buildings, improvements, easements and structures on
and/or through the land described in the Township of Franklin, County of Gloucester and State of New
Jersey, and being more particularly described as follows:
See Attached Schedule "A" Legal Description.

BEING Block 2703, Lot 25 on a Tax Map of the Township of Franklin, County of Gloucester.

BEING THE SAME land and premises conveyed to Luis Roman and Linda Roman to James Wright,
dated October 27, 2014, recorded October 30, 2014, in Deed book 5249, page 317.

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 legal rights which effect the property (such as by making
a mortgage or allowing a judgment to be entered against the Grantor).

Legal Description

The Land is described as follows:

LAND AND PREMISES situate in the Township of Franklin, County of Gloucester and State of New Jersey as follows:

BEGINNING at a point in the center line of Garrison Road being corner to lands now or formerly of Clarence Scott; and running thence

(1) Along the center line of Garrison Road, South 55 degrees 45 minutes East a distance of 135.96 feet to a point; Thence

(2) South 33 degrees 45 minutes West a distance of 1681.56 feet to a point in line of lands now or formerly of Vivian R. Duffield (formerly of Edward G. Hoyt and Marie E. Hoyt, his wife); thence

(3) Along lands of said Duffield, North 65 degrees 45 minutes West a distance of 137.845 feet to a point in line of lands now or formerly of Claude Duffield, et ux; thence

(4) Parallel with the second course, along lands of said Duffield and lands of the aforesaid Scott, North 33 degrees 45 minutes East a distance of 1705.50 feet to the point of beginning.

TAX NOTE: Being known as Block 2703, Lot 25 on the official tax map of the Township of Franklin.

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

LUIS ROMAN and LINDA ROMAN

Current Street Address

2 Logan Lane

City, Town, Post Office

Sussex

State

NJ

ZIP Code

07461

Property Information

Block(s)

2703

Lot(s)

25

Qualifier

Street Address

Garrison Road

City, Town, Post Office

Franklin Township

State

NJ

ZIP Code

08322

Seller's Percentage of Ownership

100

Total Consideration

45,000

Owner's Share of Consideration

45,000

Closing Date

8/25/2021

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.

8.24.21

Date

8.24.21

Date

Luis Roman

Signature (Seller)

Luis Roman

Indicate if Power of Attorney or Attorney in Fact

Linda Roman

Signature (Seller)

Linda Roman

Indicate if Power of Attorney or Attorney in Fact

Signatures. This Deed is signed and attested to by the Grantor as of the date at the top of the first page.
(Print name below each signature).

Luis Roman
Luis Roman
Linda Roman
Linda Roman

STATE OF NEW JERSEY:

COUNTY OF Sussex

I CERTIFY that on August 24, 2021, Luis Roman and Linda Roman, personally came 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) made this Deed for \$45,000 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.)

Debra A. Card
Notary Public of the State of New Jersey

Sworn to and subscribed
before me this
24 day of Aug, 2021

Record and Return to:

DEBRA A. CARD
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9-12-
2022

RECORD AND RETURN TO
WEST JERSEY TITLE AGENCY
15 South Main Street
Woodstown, New Jersey 08098

WJ-23495