



E-recorded

DOCKET#:18769 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 894928 12:32:16 PM

05/19/2020
DB 6282 95

Fee:\$ 70.00

CONSIDERATION:\$ 199,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	199.00	STATE :	497.50
NJAHTF :	73.50	EAA :	58.80
PHPFA :	99.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 928.30

GRANTEE ADDRESS: 1466 COLES MILL ROAD

WILLIAMSTOWN
NJ -08094

DOCUMENT DATE: 05/08/2020

MUNICIPALITY: MONROE BLOCK: 7901 LOT: 3

PARTIES:

FIRST PARTY-JR STEVEN D DAMICO
SECOND PARTY-FREDERICK WILLIAM AIKEN V
ADDITIONAL PARTY-MICHELE LYNN AIKEN

RECORD & RETURN TO:
CORPORATION SERVICE COMPANY

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

93439

DEED

THIS Deed is made on May 8, 2020

BETWEEN Steven D. D'Amico, Jr.

Whose post office address is:

1005 Whitehall Rd. Williamstown, NJ 08094

referred to as the GRANTOR,

AND Frederick William Aiken V and Michele Lynn Aiken, husband and wife

Whose post office address is about to be:

1466 Coles Mill Rd. Williamstown, NJ 08094

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 of), the property (called the "Property") described below to the Grantee. This transfer is made of the sum of One Hundred Ninety-Nine Thousand Dollars and Zero Cents (\$199,000.00)
2. **Tax Map Reference.** (N.J.S.A. 46: 15-1.1):
Municipality: Township of Monroe Block No. 7901 Lot No. 3
 Township of Franklin Block No. 6201 Lot No. 45
3. **Property.** The Property consists of the land and all the buildings and structures on the land in the **Township of Monroe and Township of Franklin, County of Gloucester and State of New Jersey.** **The legal description is:**

X. Please see attached Legal Description annexed hereto and made part thereof.

Being the same land and premises vested in Steven D D'Amico, Jr. by deed from Louis Zahner and Thomas Zahner, aka Thomas A. Zahner, Co-Executors under the Last Will and Testament of John Zahner, deceased, dated January 3, 2020, recorded January 8, 2020, in the Gloucester County Clerk/Register's Office in Book 6219, page 264.
Prepared by:

Steven D. D'Amico, Jr.
Grantor

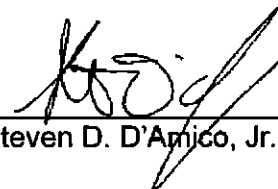
DEED

The Street Address of the Property is:

1466 Coles Mill Rd. Williamstown, NJ 08094

4. **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 effect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).
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:



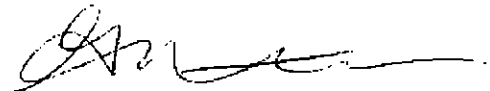
Steven D. D'Amico, Jr.

STATE OF NEW JERSEY, COUNTY OF Gloucester

I CERTIFY THAT ON MAY 8, 2020
Steven D. D'Amico, Jr.,

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 \$199,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in the N.J.S.A. 46:15-5).



Print name and title below signature

Gabrielle M Tolbert
Notary Public
New Jersey
My Commission Expires 10-13-2021
No. 50047626

DEED

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being partially in the Township of Monroe and partially in the Township of Franklin, in the County of Gloucester, State of New Jersey:

BEGINNING at a point in the center of the Franklinville to Coles Mill Road, at the distance of 3640.5 feet Westwardly from the center of Whitehall Road; thence

- (1) South 04 degrees 30 minutes West, 1703 feet to a corner; thence
- (2) North 83 degrees 57 minutes West, 200.08 feet to a corner; thence
- (3) North 04 degrees 30 minutes East, 1697.5 feet to the center of said Franklinville to Coles Mill Road; thence
- (4) Along the center of same, South 85 degrees 30 minutes East, 200 feet to the place of beginning.

FOR INFORMATION PURPOSES ONLY: BEING commonly known as 1466 Coles Mill Road, and being Lot 3, Block 7901 on the Official Tax Map of the Township of Monroe and Lot 45, Block 6201 on the Official Tax Map of the Township of Franklin.

GIT/REP-3

(8-19)

(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Steven D. D'Amico, Jr.

Current Street Address

1005 Whitehall Rd.

City, Town, Post Office

Williamstown

State

NJ

ZIP Code

08094

Property Information

Block(s)

7901 & 6201

Lot(s)

3 & 45

Qualifier

Street Address

1466 Coles Mill Rd.

City, Town, Post Office

Williamstown

State

NJ

ZIP Code

08094

Seller's Percentage of Ownership

100

Total Consideration

199,000.00

Owner's Share of Consideration

199,000.00

Closing Date

5/8/2020

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.

5-8-2020

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact