



E-recorded

DOCKET#:5862 Type:ERX-Deed
PAGES:4

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 725948 10:33:11 AM

02/16/2018
DB 5818 219

Fee:\$ 60.00

CONSIDERATION:\$ 209,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	209.00	STATE :	522.50
NJAHTF :	88.50	EAA :	80.70
PHPFA :	104.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 1,005.20

GRANTEE ADDRESS: 100-B KINGS WAY WEST

SEWELL
NJ -08080

DOCUMENT DATE: 02/08/2018

MUNICIPALITY: MONROE BLOCK: 82.100 LOT: 1

PARTIES:
FIRST PARTY-EISENBERG LOUIS
SECOND PARTY-JSSHRC LLC

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

12-11
Presidential Title Agency, Inc
1546 Blackwood-Clementon Rd.
PO Box 1367
Blackwood, NJ 08012
856-232-1900

THIS DOCUMENT PREPARED BY:
Richard S. Kaser, Esquire

BARGAIN & SALE DEED

(Covenant as to Grantor's Acts)

6432217618
THIS DEED IS MADE ON February 8, 2018,

Between **LOUIS EISENBERG**, whose address is 355 Tylers Mill Rd., Sewell, NJ 08080, (hereinafter referred to as the "**Grantor**"),

And **JSSHRC, LLC**, whose address is 100-B Kings Way West, Severan Professional Mews, Sewell, NJ 08080, (hereinafter referred to as the "**Grantee**").

The terms "**Grantor**" and "**Grantee**" shall mean all Grantors and all Grantees listed herein above.

TRANSFER OF OWNERSHIP:

The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee, to have and to hold the said premises unto the Grantee, his or her heirs and assigns forever. This Transfer is made for the sum of **TWO HUNDRED AND NINE THOUSAND DOLLARS (\$209,000.00)**. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE:

Municipality of Township of Monroe; Block 82.100, Lot 1, Qual. C100B, as shown on the tax map of the Township of Monroe

PROPERTY:

The property consists of the land and all the buildings and structures on the land in the **Township of Monroe County of Gloucester and State of New Jersey**. The legal description is more specifically described as follows:

BEING KNOWN AND DESIGNATED as Unit 100B, the unit having an undivided 5.11% in that certain Master Deed creating and establishing the Severan Professional Mews Condominium. Said unit being more specifically defined in the Master Deed recorded in the Office of the Clerk of Gloucester County in Deed Book 2119, Page 136 on July 19, 1991 and which unit is herewith conveyed in conformity with the provisions of the Condominium Act of the State of New Jersey.

ALSO BEING KNOWN AS Block 82.100, Lot 1C100B on the Official Tax Map of the Township of Monroe

BEING PART OF THE SAME LAND AND PREMISES which became vested in Severan Professional Mews Investment Corp., by deed from Kenneth P. Heist and Kathleen Heist, his wife, dated February 6, 1991, recorded February 11, 1991 in Deed Book 2077, Page 315.

Said transfer is **SUBJECT** to all easements, ordinances, zoning requirements and restrictions of record.

RECITAL:

BEING the same lands and premises which became vested in **Louis Eisenberg**, by Deed from **Severan Professional Mews Investment Corp.**, in the State of New Jersey, dated September 30, 1992 and recorded October 7, 1992 in the Gloucester County Clerk's Office in Deed Book 2242 at Page 83.

BEING commonly known as 100-B Kings Way West, Severan Professional Mews, Sewell, NJ 08080.

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).

SIGNATURES:

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

Witnessed by:

[Signature]

Louis Eisenberg
Louis Eisenberg

STATE OF NEW JERSEY :
: SS
COUNTY OF Camden :

I CERTIFY that on February 8, 2018, before me, the undersigned authority, being a Notary Public of the State of New Jersey, personally appeared **Louis Eisenberg**, and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his act and deed; and
- (c) made this Deed for **\$209,000.00** 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: 26A-3).

[Signature]
Notary Public

NANCY M WALTERS
ID # 2156235
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires March 12, 2018



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Louis Eisenberg

Current Street Address

355 Tylers Mill Rd.

City, Town, Post Office Box

Sewell

State

NJ

Zip Code

08080

PROPERTY INFORMATION

Block(s)

82.100

Lot(s)

1

Qualifier

C100B

Street Address

100-B Kings Way West

City, Town, Post Office Box

Sewell

State

NJ

Zip Code

08080

Seller's Percentage of Ownership

100%

Total Consideration

\$209000

Owner's Share of Consideration

\$209000

Closing Date

2-8-16

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

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.

February 8, 2018
Date

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

Date

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