



DOCKET#:49853 Type:ERX-Deed
PAGES:5

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 870212 02:45:39 PM

12/31/2019
DB 6215 145

Fee:\$ 70.00

CONSIDERATION:\$ 134,500.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	134.50	STATE :	336.25
NJAHTF :	0.00	EAA :	0.00
PHPFA :	67.25	GEN PURP	0.00
1% OVER	0.00		

REALTY TOTAL: \$ 538.00

GRANTEE ADDRESS: 2207 TANGLEWOOD COURT

SEWELL
NJ-08080

DOCUMENT DATE: 12/13/2019

MUNICIPALITY: WASHINGTON BLOCK: 85.15 LOT: 12

PARTIES:

FIRST PARTY-BOBBE L BRITTON
SECOND PARTY-VALERIE A DEPALMA
ADDITIONAL PARTY-SANDRA R TURCHI

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

J# 19NJO4828
CHARGE, RECORD RETURN
TRIDENT LAND TRANSFER CO. NJ
3 EXECUTIVE CAMPUS
SUITE 100
CHERRY HILL, NJ 08002

Deed

This Deed is made on December 13 2019

BETWEEN Grantor: **BOBBE L. BRITTON**

whose post office address is **410 TIMOTHY TERRACE
SEWELL, NJ 08080**

AND Grantee: **VALERIE A. DePALMA and
SANDRA R. TURCHI, Joint Tenants WROS**

whose post office address is
about to be: **2207 TANGLEWOOD COURT
WASHINGTON TOWNSHIP
SEWELL, NJ 08080**

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 for the sum of

ONE HUNDRED THIRTY-FOUR THOUSAND FIVE HUNDRED DOLLARS (\$134,500.00)

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **WASHINGTON TOWNSHIP**
Block No. **85.15** Lot No. **12** Qualifier No. **C2207**

3. **Property Description.** 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:

[X] Please see attached Legal Description annexed hereto and made a part hereof.

Being the same residential condominium unit conveyed to **BOBBE L. BRITTON** by Deed from Value and Consulting, LLC, dated April 14, 2017 and delivered April 21, 2017 and recorded April 25, 2017 in the Gloucester County Clerk's Office in Deed Book 5642, Page 303.

SUBJECT to all easements and restrictions of record.

THIS DEED WAS PREPARED BY:

ROBERT E. KINGSBURY, ESQ.

*Preparer signature no longer required per NJSA 46:26A-3

American Land Title Association

Commitment for Title Insurance
Adopted 08-01-2016
Technical Corrections 04-02-2018

SCHEDULE C
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

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

The following real property, including the appurtenances thereto in fee simple, subject to the provisions of the New Jersey Condominium Act (R.S. 46:8B-1, et seq), its amendments and supplements and to the provisions of the Master Deed of The Meadows at Washington Township, a Condominium, a condominium, dated January 18, 2016, recorded January 19, 2016, in the Gloucester County Clerk's Office in Deed Book 1708 Page 1; and being more particularly described as Unit 2207 in said condominium and an undivided .48077% interest (subject to dilution) in the common elements of said condominium, which Unit and common elements have been more specifically defined in the Master Deed aforesaid, as same may be lawfully amended time to time of said Master Deed in conformity with R.S. 46:8B-10.

TAX NOTE: Being known as Block 85.15, Lot 12 C2207 on the official tax map (For informational purposes only).

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Trident Land Transfer Company (NJ) LLC]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

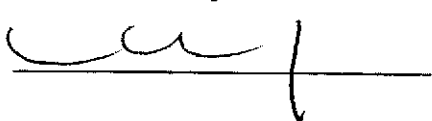
NJRB 3-09
Last Revised: 09/01/19

The street address of the Property is: **2207 TANGLEWOOD COURT
WASHINGTON TOWNSHIP
SEWELL, NJ 08080**

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 affect 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.

Witnessed By:


BOBBE L. BRITTON

(Seal)

STATE OF NEW JERSEY, COUNTY OF *Gloucester*

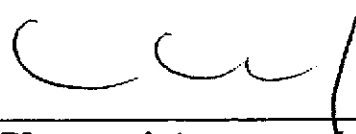
SS:

I CERTIFY that on *December 13, 2019*

BOBBE L. BRITTON

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; and,**
- b) **Executed this Deed as his or her own act; and**
- c) **Made this Deed for \$134,500.00 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.)**



**Please print name and title below
signature**

Michele Reihing
Notary Public
New Jersey
My Commission Expires 8-15-22
No. 2424064

RECORD AND RETURN TO:



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)
Bobbe L. Britton
Current Resident Address:
Street: 410 Timothy Terrace
City, Town, Post Office Sewell State NJ Zip Code 08080

PROPERTY INFORMATION (Brief Property Description)

Block(s) 85.15, Lot(s) Unit(s): / Lot(s): 12 C2207 Qualifier
Street Address:
2207 Tanglewood Court
City, Town, Post Office Sewell State NJ Zip Code 08080

Seller's Percentage of Ownership 100% Total Consideration \$134,500.00 Owner's Share of Consideration \$134,500.00 Closing Date December 13, 2019

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Non-Residents)

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 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. By checking this box ☐ I certify that the 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.

12-13-19 Date
Bobbe L. Britton 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