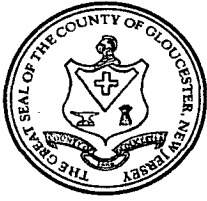


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2021 00044084*  Docket: 00044084 Type: DEE Pages: 5 James N. Hogan, Gloucester County Clerk Receipt #: 986055 10:49:42A Aug 11, 2021 Recording Fee: 80.00 DB 6528 81
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 1.00 Tax/Code: E County: .00 State: .00 NJAHF: .00 PHPFA: .00 EAA: .00 GenPur: .00 C)\$1M: .00 REALTY TOTAL: .00
Date of Document: June 18, 2021	Type of Document: DEED
First Party Name: ESTATE OF GADSON L. GRAHAM, Deceased	Second Party Name: GRAHAM FAMILY IRREVOCABLE TRUST
Additional Parties: TIMOTHY E. GRAHAM, Executor of the ESTATE OF GADSON L. GRAHAM	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 82.20	Lot: 4.04
Municipality: Washington Township	
Consideration: \$1.00	
Mailing Address of Grantee: 643 Paulison Avenue, Clifton, NJ 07013	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

GLOUCESTER COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.
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Deed

This Deed is made on June 18, 2021

BETWEEN

THE ESTATE OF GADSON L. GRAHAM, Deceased, and TIMOTHY E. GRAHAM, EXECUTOR OF THE ESTATE OF GADSON L. GRAHAM, whose address is 645 Paulison Avenue in Clifton, New Jersey 07013, referred to as the Grantor,

and TIMOTHY E. GRAHAM, TRUSTEE AND THE GRAHAM FAMILY IRREVOCABLE TRUST,

whose address is about to be 643 Paulison Avenue in Clifton, New Jersey 07013, 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 for the sum of ONE DOLLAR AND NO/CENTS (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION. 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. 82.20 Lot No. 4.04 Account No.

[†] No property tax identification number is available on the date of this Deed. (Check box if applicable.)

3. Property. 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:

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Washington, County of Gloucester, State of New Jersey.

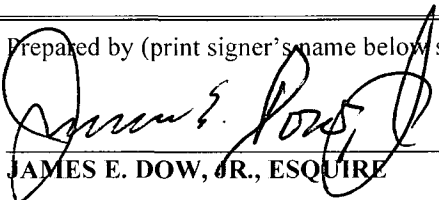
BEING Condominium Unit No. D-4, in the Newtown Commons, a Condominium, said Unit being more specifically defined in the Master Deed of the Newtown Commons, a Condominium, recorded in the Office of the Clerk of Gloucester County in Deed Book 1443 page 463, which Unit is herewith conveyed in conformity with the provisions of the Condominium Act of New Jersey, and includes the fee in an undivided percentage interest of 2.0834% for Phase One; 1.0417% for Phase Two; .7576% for Phase Three and .5682% for Phase four in the Common elements of the Newtown Commons, a Condominium.

BEING known as Lot 4.04, Block 82.20 and the Tax Map of the Township of Washington.

BEING the same premises conveyed to Grantor under Deed from Salvatore Abate and Colleen Abate, h/w, dated July 12, 2000 and recorded in the Gloucester County Clerk's Office on July 17, 2000 in Deed Book 3139, Page 006.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, ZONING AND OTHER MUNICIPAL ORDINANCES AND REGULATIONS AND SUCH STATE OF FACTS AS AN ACCURATE SURVEY MIGHT DISCLOSE.

Prepared by (print signer's name below signature)


JAMES E. DOW, JR., ESQUIRE

(for Recorder's Use Only)

DB 6528
DOCKET# 00044084

83

GIT/REP-3
(6-10)

State of New Jersey

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(C.55, P.L. 2004)

(Please Print or Type)

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

Name(s)

TIMOTHY E. GRAHAM, Executor, and the ESTATE OF GADSON L. GRAHAM, Deceased

Current Resident Address:

Street: 643 Paulison Avenue

City, Town, Post Office

Clifton

State

NJ

Zip Code

07013

PROPERTY INFORMATION (Brief Property Description)

Block(s)

82.20

Lot(s)

4.04

Qualifier

Street Address:

18 Brighton Place, UnitD-4

City, Town, Post Office

Washington Township

State

NJ

Zip Code

08080

Seller's Percentage of Ownership

100%

Consideration

\$1.00

June , 2021

Closing Date

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-residents)

1. ☐ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am 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 as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6. ☒ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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 (see instructions).
- ☐ No non-like kind property received.
8. ☒ Transfer 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.

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.

June 18, 2021

Date

Signature

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

Date

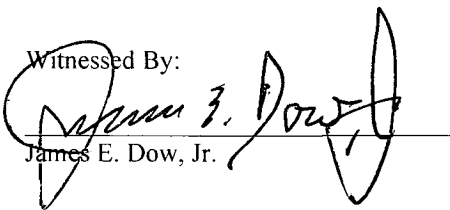
Signature

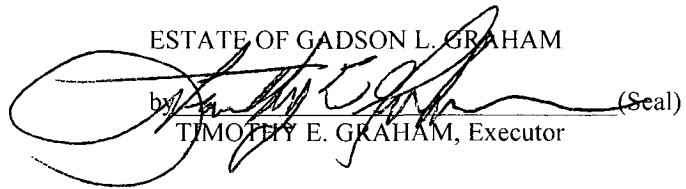
(Seller) Please indicate if Power of Attorney or Attorney in Fact

The street address of the Property is commonly known as Condominium Unit D-4, in the Newtown Commons at 18 Brighton Place, Unit H-3, Newton Commons in Washington Township, New Jersey 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. (Print name below each signature.)

Witnessed By:

James E. Dow, Jr.

ESTATE OF GADSON L. GRAHAM
by  (Seal)
TIMOTHY E. GRAHAM, Executor

STATE OF NEW JERSEY

SS:

COUNTY OF BERGEN

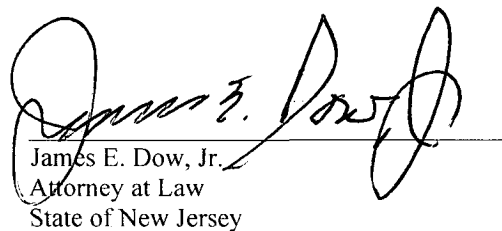
I CERTIFY that on June 18, 2021,

TIMOTHY E. GRAHAM, EXECUTOR OF THE ESTATE OF GADSON L. GRAHAM, personally came before me and stated to my satisfaction that she:

- (a) was the maker of this Deed;
- (b) executed this Deed as her own act; and,
- (c) make this Deed for **\$1.00** 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.)

RECORD AND RETURN TO:

JAMES E. DOW, JR., ESQUIRE
155 Allen Street
Hackensack, New Jersey 07601


James E. Dow, Jr.
Attorney at Law
State of New Jersey

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

BERGEN

SS. County Municipal Code
0818

MUNICIPALITY OF PROPERTY LOCATION SEWELL, NJ

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, TIMOTHY E. GRAHAM, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Legal Representative in a deed dated June, 2021 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 82.20 Lot number 4.04 located at
18 Brighton Place, Unit D-4, Washington Township and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) ☒ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ + % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
(a) For consideration of less than \$100.00.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. * (Instruction #9 on reverse side for A or B)
- B. { BLIND PERSON Grantor(s) ☐ legally blind or; *
- DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*
- Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
- ☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
- ☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.
- ☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☒ No prior mortgage assumed or to which property is subject at time of sale.
- ☐ No contributions to capital by either grantor or grantee legal entity.
- ☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 18 day of June, 2021

James E. Dow, Jr.
Attorney at Law
State of New Jersey

Timothy E. Graham
Signature of Deponent
643 Paulison Ave., Clifton, NJ 070
Deponent Address

XXX-XXX-205
Last three digits in Grantor's Social Security Number

TIMOTHY E. GRAHAM
Grantor Name

643 Paulison Ave., Clifton, NJ 07013
Grantor Address at Time of Sale

James E. Dow, Jr.
Attorney at Law, P.C.
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at:

www.state.nj.us/treasury/taxation/lpt/localtax.shtml