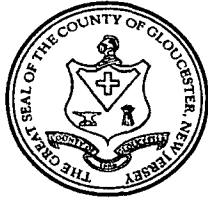


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2021 00064196*  Docket: 00064196 Type:DEE Pages:6 James N. Hogan, Gloucester County Clerk Receipt#:1009698 03:23:34P Nov 29,2021 Recording Fee: 90.00 DB 6587 342
Official Use Only – 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: November 9, 2021	Type of Document: QUITCLAIM DEED
First Party Name: HARRIE GRAHAM	Second Party Name: GRAHAM FAMILY IRREVOCABLE TRUST
Additional Parties:	

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 in 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.

QUITCLAIM DEED

This Deed is made on **November 9, 2021**

BETWEEN

HARRIE GRAHAM, the Widow and surviving spouse of Gadson L. Graham, whose address is 141 Second Street in Englewood, New Jersey 07631, 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 Grantees.

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.

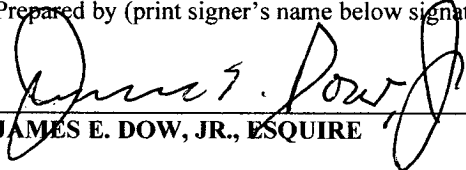
BEING Condominium Unit No. D-4, in the Newtown Commons, a Condominium, said Unit being more specifically defined in the Master Deed of the Newtown Commons, a Condominium, recorded in the Office of the Clerk of Gloucester County in Deed Book 1443 page 463, which Unit is herewith conveyed in conformity 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)

GIT/REP-3
(2-21)
(Print or Type)State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

HARRIE GRAHAM

Current Street Address

141 Second Street

City, Town, Post Office

Englewood

State

NJ

ZIP Code

07631

Property Information

Block(s)

82 20

Lot(s)

4 04

Qualifier

Street Address

18 Brighton Place

City, Town, Post Office

Washington Township

State

NJ

ZIP Code

08080

Seller's Percentage of Ownership

100%

Total Consideration

\$1.00

Owner's Share of Consideration

\$1.00

Closing Date

Nov. 9, 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.

Nov. 9, 2021

Date

Harrie Graham

Signature (Seller)

Electronic Signature Done by Audio/visual

Indicate if Power of Attorney or Attorney in Fact

technology.

Date

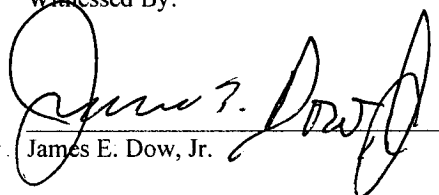
Signature (Seller)

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. **Type of Deed.** This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.
5. **Signature.** The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate seal is affixed. (Print name before each signature).

Witnessed By:


James E. Dow, Jr.

by Harrie Graham (Seal)
Harrie Graham
Electronic signature done by audio/visual
technology.

STATE OF NEW JERSEY

SS:

COUNTY OF BERGEN

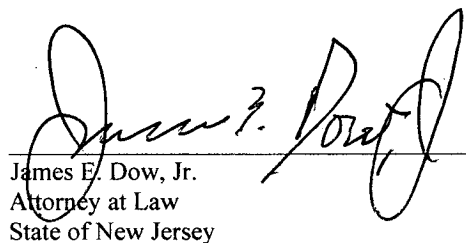
I CERTIFY that on November 9, 2021,

HARRIE 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.)
- (d) that Affiant's Electronic signature done by audio/visual technology.

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

GLOUCESTER

}SS. County Municipal Code
0818

MUNICIPALITY OF PROPERTY LOCATION Washington

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, HARRIE GRAHAM, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the surviving spouse in a deed dated Nov. 9, 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. As surviving widow of Gadson L. Graham, I seek to transfer my interest in the subject property to an irrevocable family trust.

(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 9 day of Nov. , 20 21

Harrie Graham
Signature of Deponent

HARRIE GRAHAM
Grantor Name

141 Second Street, Englewood NJ
Deponent Address

141 2nd St., Englewood, NJ 07631
Grantor Address at Time of Sale

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

XXX-XXX- 9 2 3
Last three digits in Grantor's Social Security Number

James E. Dow, Jr., Esquire
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

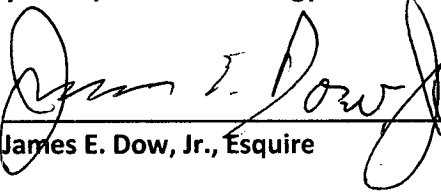
ATTENTION: REALTY TRANSFER FEE UNIT

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

PAGE 2 OF AFFIDAVIT OF CONSIDERATION

Electronic signatures on Affidavit of Consideration were done by audio/visual technology.



James E. Dow, Jr., Esquire