

Deed

Prepared by:

Gary J. Zalarick, Esq.

This Deed was signed on August 22, 2007 and delivered on August 22, 2008



BETWEEN

Docket# 23836 Type: DEE Pages: 5
James N. Hogan, Gloucester County Clerk
Receipt#: 21758 02:26:07 P.M. 05/09/2008
Recording Fee: \$80.00 DB 4534 170

Douglas L. Johns and Georgina E. Johns, Husband and Wife

whose address is 1427 Swan Lane, Mullica Hill, NJ 08062,

referred to as the Grantor,

AND

James Shank and Donna Venezia, *joint tenants with rights of survivorship*

whose post office address is about to be 1427 Swan Lane, Mullica Hill, NJ 08062,

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **Three Hundred Sixty Five Thousand Dollars and No Cents (\$365,000.00)**.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of ~~Mullica Hill~~ *Harrison Township*
Block No. **55.01**; Lot No. **43**; Account No.

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

Property. The property consists of the land and all the buildings and structures on the land in the **Township** of ~~Mullica Hill~~ *Harrison*, County of **Gloucester**, and State of New Jersey. The legal description is:

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

SUBJECT to all restrictions and easements of record.

BEING the same premises conveyed to the Grantor by Deed from Edward M. Martin, Jr. and Claire A. Martin, his wife, dated May 16, 2001, recorded May 18, 2001 in the Office of the Clerk/Register's Office of Gloucester in Deed Book 3259, Page 134.

The street address of the property is: **1427 Swan Lane, Mullica Hill, New Jersey 08062.**

Consideration: \$365,000.00 Exempt Code: S
Cntry: \$365.37 St: \$912.13
N.P.N.R.F.: \$322.50 P.H.P.F.A.: \$182.50
E.A.A.: \$439.50 Gen Purp: \$657.00
C) \$1M: \$.00 REALTY TOTAL: \$2,879.00

1804610

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)

Georgina E. Johns

Current Resident Address:

Street: 1427 Swan Lane

City, Town, Post Office

State

Zip Code

Mullica Hill

NJ

08062

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

55.01

43

Street Address:

1427 Swan Lane

City, Town, Post Office

State

Zip Code

Mullica Hill

NJ

08062

Seller's Percentage of Ownership

Consideration

Closing Date

50%

\$365,000.00

4/23/08

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to 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.
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.

4-23-08

Date

Georgina E Johns

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

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)

Douglas L. Johns

Current Resident Address:

Street: 1427 Swan Lane

City, Town, Post Office

State

Zip Code

Mullica Hill

NJ

08062

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

55.01

43

Street Address:

1427 Swan Lane

City, Town, Post Office

State

Zip Code

Mullica Hill

NJ

08062

Seller's Percentage of Ownership

Consideration

Closing Date

50%

\$365,000.00

4/23/08

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to 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.
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.

8/22/07

Date

Douglas L. Johns

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

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 1804GP-01

REVISED

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Harrison Township, County of Gloucester, and State of New Jersey being more particularly described as follows:

BEGINNING at a point in the Northerly line of Swan Lane point being in the division line of Lots 42 and 43 Block 55.01 on Plan hereinafter mentioned; thence

(1) North 12 degrees 59 minutes 30 seconds West along said division line a distance of 170.46 feet to a point in the division line of Lots 43 and part of Lot 1 (open space) Block and Plan; thence

(2) North 77 degrees 00 minutes 30 seconds East along said division line a distance of 110.00 feet to a point in the division line of Lots 43 and 44 Block and Plan; thence

(3) South 12 degrees 59 minutes 30 seconds East along said division line a distance of 170.46 feet to a point in the said line of Swan Lane; thence

(4) South 77 degrees 00 minutes 30 seconds West along said line of Swan Lane a distance of 110.00 feet to a point and place of BEGINNING.

BEING Lot 43 Block 55.01 as set forth on Willowbrook Farms Section Ten, filed in Gloucester County Clerk's Office on 2/26/93 as Map No. 8-382.

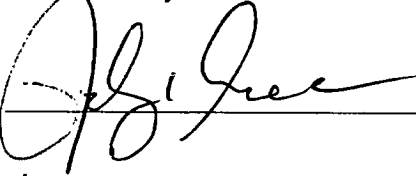
BEING premises No. 1427 Swan Lane.

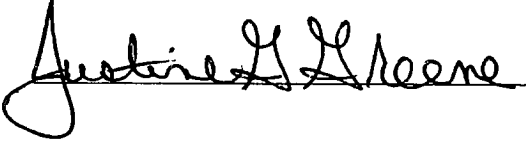
Block: 55.01, Lot: 43

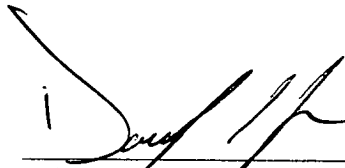
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as 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.

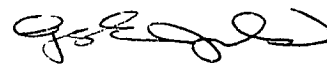
Witnessed by:







DOUGLAS L. JOHNS (Seal)



GEORGINA E. JOHNS (Seal)

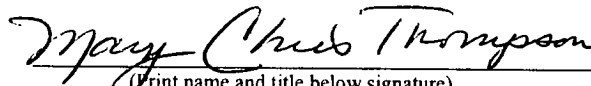
STATE OF *New Jersey* COUNTY OF *Gloucester* SS.:

I certify that on August 22, 2007

DOUGLAS L. JOHNS

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 \$365,000.00 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. 46:15-5.)

MARY CHRIS THOMPSON
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUG. 31, 2010



(Print name and title below signature)
Notary Public of the State of
My commission expires 8-31-10

STATE OF *New Jersey* COUNTY OF *Gloucester* SS.:

I certify that on August 22, 2007

GEORGINA E. JOHNS

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 \$ 365,000.00 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. 46:15-5.)

MARY CHRIS THOMPSON
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUG. 31, 2010



(Print name and title below signature)
Notary Public of the State of
My commission expires 8-31-10

Record and Return to:

RECORD & RETURN TO:
GROUP 21 TITLE AGENCY
FIVE GREENTREE CENTRE STE. 111
MARLTON, NJ 08053
856-835-2400