



DOCKET#:9812 Type:ERX-Deed  
PAGES:5

E-recorded

HONORABLE JAMES N. HOGAN  
GLOUCESTER COUNTY CLERK  
RECEIPT#: 886585 12:50:25 PM

03/11/2020  
DB 6255 9

Fee:\$ 70.00

CONSIDERATION:\$ 143,000.00 Tax/Code: STANDARD UNDER 350K

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|          |        |          |        |
|----------|--------|----------|--------|
| COUNTY:  | 143.00 | STATE :  | 357.50 |
| NJAHTF : | 0.00   | EAA :    | 0.00   |
| PHPFA :  | 71.50  | GEN PURP | 0.00   |
| 1% OVER  | 0.00   |          |        |

REALTY TOTAL: \$ 572.00

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GRANTEE ADDRESS: 316 OAK AVE

WOODBURY HEIGHTS  
NJ-08097

DOCUMENT DATE: 02/27/2020

MUNICIPALITY: WOODBURY HEIGHTS BLOCK: 97 LOT: 3

**PARTIES:**

FIRST PARTY-COREY SCOTT WILSON  
ADDITIONAL PARTY-SAMANTHA WILSON  
SECOND PARTY-WILLIAM B SUTTER

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

213-138877

# DEED

This Deed is made on the 27 day of Feb., 2020

## BETWEEN

**Samantha Davis n/k/a Samantha Wilson and Corey Scott Wilson**

whose address is 819 Chestnut Avenue, Woodbury Heights, New Jersey 08097

referred to as the Grantor,

## AND

**WILLIAM B. SUTTER**

whose address is 316 Oak Avenue, Woodbury Heights, New Jersey 08097

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 HUNDRED FORTY-THREE THOUSAND DOLLARS (\$143,000.00).**

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Borough of Woodbury Heights  
Block No. 97 Lot No. 3 Qualifier No. Account No.

   No lot and block or account number is available on the date of this Deed. (Check if applicable.)

3. **Property.** The property consists of the land and all the buildings and structures on the land in the Borough of Woodbury Heights, 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. (Check box if Applicable.)

BEING the same land and premises which became vested in:

Samantha Davis n/k/a Samantha Wilson by the following:

Samantha Davis by deed from Claire M. Worstall dated September 26, 2014, recorded October 2, 2014 in the Gloucester Clerk's/Register's Office in Deed Book 5238, Page 325.

Prepared by

(For Recorder's Use Only)

John G. Carr, Esq.

American Land Title Association

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

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**LEGAL DESCRIPTION**

All that certain tract or parcel of land, situated, lying and being in Woodbury Heights Borough, County of Gloucester, and State of New Jersey, more particularly described as follows:

**BEGINNING** at a point/rebar in the Northwesternly line of Chestnut Avenue, 50 feet wide, a distance of 227.64 feet Southwestwardly from a point in the Southwestly line of Chestnut Avenue, 50 feet wide, bounded and described as follows:

**THENCE** (1) South 81 degrees 54 minutes West along the Northwesternly line of Chestnut Avenue, a distance of 100.00 feet to a point and corner/cut cross;

**THENCE** (2) North 8 degrees 6 minutes West along the division line between Lot 2 and Lot 3, Block 97 on the Official Tax Map, a distance of 275.00 feet to a point and corner;

**THENCE** (3) North 81 degrees 54 minutes East along the division line between Lot 3 and Lot 9.01, said Block, a distance of 100.00 feet to a point and corner/rebar;p

**THENCE** (4) South 8 degrees 6 minutes East along the division line between Lot 3 and Lot Nos 8 and 4, said Block, a distance of 275.00 feet to the point and place of **BEGINNING/REBAR**;

**BEING KNOWN** as Lot 3, Block 97 on the Official Tax Map;

**A/K/A** Lot Nos 233 and 234, Plot No 2, Map Glen Terrace tract, filed as Map No. 1-18, by WM.M.Carter, C.E.

The above description is in accordance with a survey prepared by Al Floyd & Son Land Surveying, dated September 8, 2014.

**NOTE FOR INFORMATION:**

**BEING** known as 819 Chestnut Avenue, Woodbury Heights Borough, Gloucester County, State of New Jersey, Block 97, Lot 3 on the tax map of Woodbury Heights Borough.

**NOTE FOR INFORMATION:** The mailing address of the premises is 819 Chestnut Avenue, Woodbury Heights, NJ 08097.

*This page is only a part of a 2018 ALTA® Commitment for Title Insurance Fidelity National Title Insurance Company. 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

MJRB 3-09  
Last Revised: 07/01/18

## Seller's Residency Certification/Exemption

GIT/REP-3

(8-19)

(Print or Type)

## SELLER'S INFORMATION

Name(s)

Samantha Davis n/k/a Samantha Wilson and Corey Scott Wilson

Current Resident Address:

Street: 819 Chestnut Avenue

City, Town, Post Office  
Woodbury HeightsState  
New JerseyZip Code  
08097

## PROPERTY INFORMATION

Block(s)  
97Lot(s)  
3

Qualifier

Street Address:

819 Chestnut Avenue

City, Town, Post Office  
Woodbury Heights BoroughState  
New JerseyZip Code  
08097Seller's Percentage of  
Ownership  
100%Consideration  
\$143,000.00Owner's Share of Consideration  
\$143,000.00Closing Date  
February 27, 2020

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.
15. ☐ The seller is a retirement trust that received an acknowledgement 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.

February 27, 2020  
Date

Signature (Seller)

Please indicate if Power of Attorney or Attorney in Fact

February 27, 2020  
Date

Signature (Seller)

Please indicate if Power of Attorney or Attorney in Fact

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

The street address of the Property is: 819 Chestnut Avenue, Woodbury Heights, New Jersey 08097

4. **Promise 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 Act" (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.)

Witness by:

Samantha Davis

Samantha Davis n/k/a Samantha Wilson (Seal)  
Samantha Davis n/k/a Samantha Wilson

Samantha Davis

Corey Scott Wilson (Seal)  
Corey Scott Wilson

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER

SS:

I CERTIFY that on Feb. 27, 2020,

**Samantha Davis n/k/a Samantha Wilson and Corey Scott Wilson**

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) execute this Deed on his or her own act; and;
- (c) made this Deed for \$143,000.00 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.)

Samantha Davis  
(Notary Seal)

