



E-recorded

DOCKET#:12481 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 739838 12:33:07 PM

04/06/2018
DB 5847 47

Fee:\$ 70.00

CONSIDERATION:\$ 145,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	145.00	STATE :	362.50
NJAHTF :	0.00	EAA :	0.00
PHPFA :	72.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 580.00

GRANTEE ADDRESS: 481 TAYLOR ROAD

FRANKLIN TWP
NJ -08344

DOCUMENT DATE: 03/23/2018

MUNICIPALITY: FRANKLIN BLOCK: 3310 LOT: 6

PARTIES:

FIRST PARTY-THEODORE SCHOENING
ADDITIONAL PARTY-MARGERY Z SCHOENING
SECOND PARTY-CHRISTOPHER M DARE

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

DEX 0716


Prepared By: Howard A. Gross, Esq

Deed

This Deed is made on March 23, 2018

BETWEEN

Theodore Schoening and Margery Z Schoening
whose mailing address is 101 Silver Ave
Glassboro, NJ 08028

referred to as the ***Grantor***.

AND

Christopher M. Dare
whose post office address is about to be
481 Taylor Rd, Township of Franklin, County of Gloucester, in the State of NJ

referred to as the ***Grantee***.

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

TRANSFER OF TITLE. The grantor does hereby grant and convey (transfer ownership of) the property described below to the Grantee.

CONSIDERATION This transfer of ownership is made for the sum and consideration of \$145,000.00 (ONE HUNDRED FORTY FIVE THOUSAND DOLLARS AND XX/XX). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Township of Franklin, County of Gloucester, State of New Jersey
Block No. 3310 Lot No. 6,

☐ 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 Township of Franklin, County of Gloucester, and State of New Jersey.

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

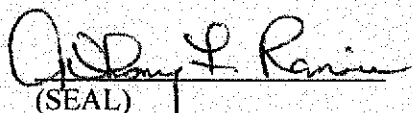
NOTE FOR INFORMATION: 481 Taylor Rd, Lot 6, Block 3310, in the Township of Franklin, County of Gloucester, in the State of NJ.

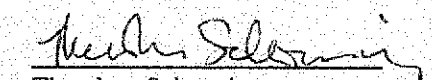
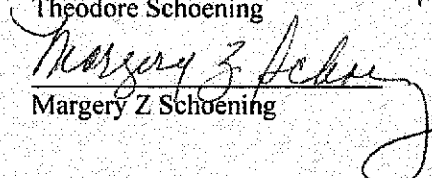
BEING THE SAME LAND AND PREMISES which became vested in Theodore Schoening and Margery Z. Schoening, H/W, by deed from Helen V. Chonka, dated 06/16/2006 and recorded with Gloucester County Recording Office on 07/07/2006 in Deed Book 4240, Page 10.

PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

SIGNATURES. The Grantor signs this Deed as of date first above written.

Witnessed or Attested by:


(SEAL)


Theodore Schoening

Margery Z. Schoening

STATE OF NEW Jersey

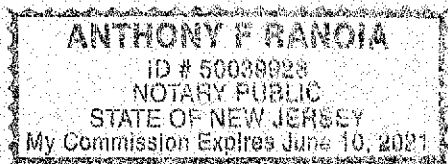
COUNTY OF Gloucester

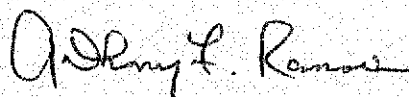
I CERTIFY that on

Theodore Schoening & Margery Schoening personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed.
- (b) signed, sealed and delivered this Deed as his/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A.46:15-5, is **\$145,000.00**.

Signed and sworn before me on





JUNE 10, 2021
My Commission expires:

Record and Return to:



EXHIBIT A ALTA COMMITMENT

ALL that certain lot, parcel or tract of land, situate and lying in the Township of Franklin, County of Gloucester, State of New Jersey, and being more particularly described as follows:

BEGINNING at a point in the Northeasterly line of the Porchtown-Elmer Road, also known as Iona Road (50 feet wide), distant 300.59 feet Northwestwardly from the Northwesterly line of Cedar Avenue (40 feet wide), said point being in the division line between Lots 12 and 14, Block "A" on plan hereinafter mentioned; thence

1. North 75 degrees 05 minutes West along the Northeasterly line of Porchtown-Elmer Road 100.20 feet to a point in the division line between Lots 16 and 18, said Block and Plan; thence
2. North 11 degrees 20 minutes East along said division line and along the division line between Lots 15 and 17, said Block and Plan, 270.71 feet to a point in the Southwesterly line of Elm Avenue (40 feet wide); thence
3. South 78 degrees 40 minutes East along the Southwesterly line of Elm Avenue 100.00 feet to a point in the division line between Lots 11 and 13, said Block and Plan; thence
4. South 11 degrees 20 minutes West along said division line and along the division line between Lots 12 and 14, said Block and Plan, 276.98 feet to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lots 2 and 6 in Block 3310 on the Township of Franklin Tax Map.

FOR INFORMATIONAL PURPOSES ONLY: Commonly known as 481 Taylor Road, Franklin, New Jersey.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Theodore Schoening Margery Z Schoening H/W

Current Street Address

101 Silver Avenue

City, Town, Post Office Box

Glassboro

State

NJ

Zip Code

08028

PROPERTY INFORMATION

Block(s)

3310

Lot(s)

6

Qualifier

Street Address

481 Taylor Rd

City, Town, Post Office Box

Township of Franklin

State

NJ

Zip Code

08344

Seller's Percentage of Ownership

100%

Total Consideration

\$145,000.00

Owner's Share of Consideration

\$145,000.00

Closing Date

3/23/18

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

SELLER'S DECLARATIONS

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.

3/23/18
Date

3/23/18
Date

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

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