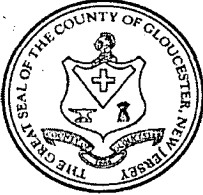


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2020 00007032*  Docket: 00007032 Type: DEE Pages: 6 James N. Hogan, Gloucester County Clerk Receipt #: 881569 09:47:28A Feb 20, 2020 Recording Fee: 90.00 DB 6244 290
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 154,000.00 Tax/Code: S County: 154.00 State: 385.00 NJAHTF: 6.00 PHPFA: 77.00 EAA: 4.80 GenPur: .00 C) \$IN: .00 REALTY TOTAL: 626.80
Date of Document: February 14, 2020	Type of Document: Deed
First Party Name: Christopher M. Dare	Second Party Name: Horace H. Fox
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 3310	Lot: 6
Municipality: Franklin Township	
Consideration: \$154,000.00	
Mailing Address of Grantee: 57 Fairfield Road, Havertown, PA 19083	

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

Prepared by:

*Adam I. Telsey
Attorney-At-Law
State of New Jersey*

Deed

This Deed is made on February 14, 2020,

BETWEEN

CHRISTOPHER M. DARE, single

Whose address is:

**481 Taylor Road
Newfield, New Jersey 08344**

referred to as the Grantor,

AND

HORACE H. FOX, single

Whose address is:

**57 Fairfield Road
Havertown, Pennsylvania 19083-3610**

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 \$ **154,000.00, One Hundred Fifty-Four Thousand Five Hundred Dollars and No Cents.**

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:26A-3) Municipality of **Franklin** Block No. **3310**, Lot No. **6**, Qualifier No. _____ and Account No. _____

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

GIT/REP-3
(8-19)
(Print or Type)State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Christopher M. Dare

Current Street Address

481 Taylor Road

City, Town, Post Office

Newfield

State

NJ

ZIP Code

08344

Property Information

Block(s)

3310

Lot(s)

6

Qualifier

Street Address

481 Taylor Road

City, Town, Post Office

Newfield

State

NJ

ZIP Code

08344

Seller's Percentage of Ownership

100

Total Consideration

\$154,000.00

Owner's Share of Consideration

\$154,000.00

Closing Date

2/14/2020

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.

02/14/2020

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

3. Property. The Property consists of the land and all the building and structures on the land in the **Township of Franklin**, County of **Gloucester** and State of New Jersey.

The legal description is:

☐ Please see attached Legal Description annexed hereto and made part hereof. (Check box if applicable)

THE PROPERTY consists of the land and all the buildings and structures on the land in the City of Salem, County of Salem and State of New Jersey. The legal description is:

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), distance of 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 Lot 6 in Block 3310 on the Township of Franklin Tax Map.

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

BEING THE SAME LANDS AND PREMISES conveyed to Christopher M. Dare by Deed from Theodore Schoening and Margery Z. Schoening, dated March 23, 2018, recorded April 6, 2018 in the Clerk's Office of the County of Gloucester, New Jersey in Book 5847, Page 57.

The street address of the Property is:

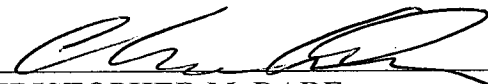
481 Taylor Road, Newfield, County of Gloucester, State of New Jersey.

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.)

Witness by:


Seller Witness


CHRISTOPHER M. DARE

STATE OF NEW JERSEY, COUNTY OF SALEM

SS:

I CERTIFY that on Feb. 14, 2020

Christopher M. Dare 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; and,

(b) executed this Deed as his or her own act; and

(c) made this Deed for \$ \$ **154,000.00** 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.)

Sworn to and Subscribed to

Before me this 14th day of Feb, 2020

Sherry L. Black

Sherry L. Black
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES Aug. 16, 2024