



E-recorded

DOCKET#:9606 Type:ERX-Deed
PAGES:6

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1101828 02:14:41 PM

04/05/2023
DB 6834 306

Fee:\$ 80.00

CONSIDERATION:\$ 285,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	285.00	STATE :	712.50
NJAHTF :	202.50	EAA :	255.50
PHPFA :	142.50	GEN PURP	0.00
1% OVER	0.00		

REALTY TOTAL: \$ 1,598.00

GRANTEE ADDRESS: 45 LONG BOW DRIVE

SEWELL
NJ-08080

DOCUMENT DATE: 03/31/2023

MUNICIPALITY: EAST GREENWICH BLOCK: 1503 LOT: 2

PARTIES:

FIRST PARTY-ANTHONY BUKENAS
ADDITIONAL PARTY-MICHAEL BUKENAS
ADDITIONAL PARTY-JAMES BUKENAS
SECOND PARTY-MOORE BUILDS LLC

RECORD & RETURN TO:
CORPORATION SERVICE COMPANY

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

Deed

This Deed is made on the *31st* day of March, 2023.

Between

ESTATE OF ANTHONY BUKENAS, by Michael Bukenas, Executor, and JAMES BUKENAS,

whose post office address is 433 Crown Point Road, West Deptford, New Jersey 08086

referred to as the Grantor,

and

MOORE BUILDS, LLC

whose post office address is 45 Long Bow Drive, Sewell, New Jersey 08080

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 **Two Hundred Eighty-Five Thousand And 00/100 Dollars (\$285,000.00)**. The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15:1.1) Municipality of Township of East Greenwich
Block No. 1503 Lot No. 2

3. Property. The Property consists of the land and all the buildings and structures on the land in the Township of East Greenwich, County of Gloucester and State of New Jersey. The legal description is:

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

(For Recorder's Use Only)

Prepared by:
Sean O'Donnell, Esquire

LEGAL DESCRIPTION

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

BEGINNING at a point in the Southeasterly line of the Gloucester and Salem Turnpike Road, also known as Salem Avenue, with the intersection of the Southwesterly line of Somers Avenue; thence

- (1) Along the Southwesterly line of Somers Avenue, South 35 degrees 47 minutes East 177.53 feet to a point in the Northwesterly line of a 20-foot wide alley; thence
- (2) Along the Northwesterly line of the 20-foot wide alley, South 54 degrees 13 minutes West, 127.50 feet to a point corner to Lot 4; thence
- (3) Along the line of Lot 4, North 35 degrees 47 minutes West 171 feet to a point in the Southeasterly line of Salem Avenue; thence
- (4) Along the Southeasterly line of Salem Avenue North 51 degrees 17 minutes East, 127.66 feet to a point and place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 2 in Block 1503 on the Township of East Greenwich Tax Map.

BEING THE SAME PREMISES conveyed to Janice C. Bukenas by deed from Anna M. Doakley and Peter P. Doakley, her husband, dated August 9, 1977, recorded August 25, 1977, in the Clerk's Office of the County of Gloucester, New Jersey, in Deed Book 1333, page 1006.

Thereafter, the said Janice C. Bukenas departed on or about March 4, 2007, whereby her Last Will and Testament, duly probated in the Office of the Surrogate of Gloucester County, New Jersey, under Docket No. 07-00352, she did give, devise and bequeath her estate to her husband Anthony Bukenas, and did further nominate, constitute and appoint her husband, Anthony Bukenas, as Executor of her estate.

Thereafter, Anthony J. Bukenas, single man, by deed from Estate of Janice Bukenas, by Anthony J. Bukenas, Executor, dated June 19, 2007, recorded June 19, 2007, in the Clerk's Office of the County of Gloucester, New Jersey, in Deed Book 4398, page 232.

Thereafter, the said Anthony Bukenas departed on or about March 5, 2021, whereby his Last Will and Testament, duly probated in the Office of the Surrogate of Gloucester County, New Jersey, under Docket No. 21-00548, he did give, devise and bequeath, under Paragraph Fifth, the subject property to his son James Bukenas, and further did nominate, constitute and appoint Michael J. Bukenas as Executor of his estate.

The street address of the Property is: 264-266 Kings Highway, Clarksboro, New Jersey 08020.

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.

Attested by:

ESTATE OF ANTHONY BUKENAS

Deborah O'Donnell

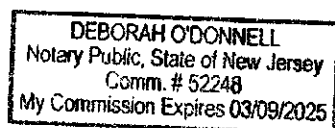
By: Michael Bukenas {SEAL}
Michael Bukenas, Executor

James A. Bukenas {SEAL}
James Bukenas

STATE OF NEW JERSEY, COUNTY OF Gloucester

I CERTIFY that on March 31, 2023, Estate of Anthony Bukenas, by Michael Bukenas, Executor, and James Bukenas, personally came before me and acknowledged under oath, 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 \$ 285,000.00 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).



Deborah O'Donnell

(Print name and title below signature)

RECORD AND RETURN TO:
Homestead Title Agency, Inc.
114 North Broad Street
Woodbury, New Jersey 08096

HTA17595

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Estate of Anthony Bukenas, by Michael Bukenas, Executor

Current Street Address

433 Crown Point Road

City, Town, Post Office

West Deptford

State

NJ

ZIP Code

08086

Property Information

Block(s)

1503

Lot(s)

2

Qualifier

Street Address

264-266 Kings Highway

City, Town, Post Office

Clarksboro

State

NJ

ZIP Code

08020

Seller's Percentage of Ownership

100%

Total Consideration

\$285,000.00

Owner's Share of Consideration

285,000.00

Closing Date

3/31/23

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

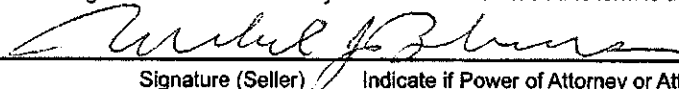
1. ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property 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.

3-31-23

Date



Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Michael Bukenas, Executor of the Estate of

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Anthony Bukenas

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

James Bukenas

Current Street Address

433 Crown Point Road

City, Town, Post Office

West Deptford

State

NJ

ZIP Code

08086

Property Information

Block(s)

1503

Lot(s)

2

Qualifier

Street Address

264-266 Kings Highway

City, Town, Post Office

Clarksboro

State

NJ

ZIP Code

08020

Seller's Percentage of Ownership

0%

Total Consideration

\$285,000.00

Owner's Share of Consideration

\$ 0.00

Closing Date

3/31/23

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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.
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Date

3/31/23

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

James Bukenas

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact