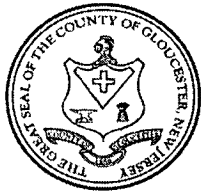


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2022 00008608*  Docket: 00008608 Type:DEE Pages:6 James N. Hogan, Gloucester County Clerk Receipt#:1026676 02:20:59P Feb 22,2022 Recording Fee: 90.00 DB 6632 344
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 1.00 Tax/Code: E County: .00 State : .00 NJAHTF: .00 PHPFA : .00 EAA : .00 GenPur: .00 C>\$1M : .00 REALTY TOTAL: .00
Date of Document: 1/24/2022	Type of Document: Deed
First Party Name: Linda K. Walsh	Second Party Name: Linda K. Walsh Elisha James Walsh
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 409.02	Lot: 21
Municipality: Borough of Glassboro	
Consideration: \$1.00	
Mailing Address of Grantee: 18 Burrows Avenue, Bernardsville NJ 07924	

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:
/s/ *Charles Gavin Oppermann*
Charles Gavin Oppermann, Esq
Preparer signature not required
NJSA 46:26A-3

DEED

THIS DEED is made on this 24 day of Jan, 2022

BETWEEN **Linda K. Walsh, a married woman**
whose address is **18 Burrows Ave, Bernardsville, NJ 07924,** referred to hereafter as **Grantor**

AND

Linda K. Walsh, a married woman and Elisha James Walsh, a single man as Joint Tenants with Right of Survivorship
whose address is **18 Burrows Ave, Bernardsville, NJ 07924 ,** referred to hereafter as **Grantee**

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

Transfer of Title: The Grantor does hereby grant and convey the Property described below to the Grantee. This transfer of ownership is made for the sum and consideration of **One Dollar and 00/100 (\$1.00)**. The Grantor acknowledges receipt of this money, and the Grantor being therewith satisfied, does by these present grant, bargain, sell and convey unto Grantee forever the Property described in this Deed.

Tax Map Reference: (N.J.S.A. 46:26A-3) Being that parcel of land identified on the Tax Map of the Borough of **Glassboro**, County of **Gloucester**, State of New Jersey, as Block Number **409.02** and Lot Number **21** with the Qualifier/Account Number **N/a**.

Property: The Property consists of the land and all buildings and structures on the land in the Borough of **Glassboro**, County of **Gloucester**, State of New Jersey as more fully described below:

See attached Legal Description, Schedule A-5.
Title Commitment No. QCS 22-79993
Commonly known as: 101 Sylvan Terrace, Glassboro, NJ 08028.

BEING the same land and premises which became vested in Linda K. Walsh, a married woman by Deed from R&L Properties, LLC, dated 11/27/2017, recorded 12/29/2017 in the Gloucester County Clerk/Register's Office in Deed Book 5794, Page 167.

Same being subject to such restrictions, including any master deeds, by-laws, and or amendments thereto, easements, or encumbrances as may appear of record, if any.

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Linda K. Walsh

Current Street Address

18 Burrows Avenue

City, Town, Post Office

Bernardsville

State

NJ

ZIP Code

07924

Property Information

Block(s)

409.02

Lot(s)

21

Qualifier

Street Address

101 Sylvan Terrace

City, Town, Post Office

Glassboro

State

NJ

ZIP Code

08028

Seller's Percentage of Ownership

100

Total Consideration

\$1.00

Owner's Share of Consideration

\$1.00

Closing Date

1/24/2022

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.

1/24/2022
Date


Signature (Seller)

Linda K. Walsh

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Promises by Grantor: This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

Signatures: The Grantor signs this Deed as of the date first written above.

Witness or Attested by:

Linda K. Walsh

(Print Name)

[Signature]

Linda K. Walsh

Witness or Attested by:

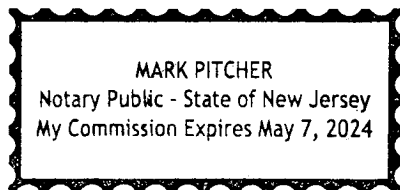
(Print Name)

STATE OF New Jersey :
COUNTY OF Somerset : SSN

I CERTIFY that on this 24 of Jan, 2022

Linda K. Walsh personally came before me and acknowledged under oath, and to my satisfaction, that this person (if more than one person, each person):

- Is the Grantor named in and personally signed this Deed.
- Signed, sealed and delivered this Deed as his/her own act and deed, and
- 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 **One Dollar and 00/100 (\$1.00)**



Signed and sworn before me:

Mark Pitcher

Name:

My Commission Expires: 5/7/2024

Quick Close Services, Inc.
Record and Return to:
401 Route 70 East
Suite 210
Cherry Hill, N.J. 08034

(Seal)

**EXHIBIT A
LEGAL DESCRIPTION**

Issuing Office File No. QCS22-79993

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Glassboro, in the County of Gloucester, State of NJ, more particularly described as follows:

BEGINNING at a point in the westerly line of Sylvan Terrace said point being the Northerly end of a curve connecting the Northerly line of Greentree Road with the aforesaid Westerly line of Sylvan Terrace; thence

- (1) along said Westerly line of Sylvan Terrace North 8 degrees 51 minutes West 85.92 feet to a point in the dividing line between Lot 21 and Lot 20, Block 409 B; thence
- (2) along said dividing line South 81 degrees 9 minutes West 116 feet to a point in the dividing line between Lots 21 and 2, Block 409 B; thence
- (3) along said dividing line and the same extended South 8 degrees 51 minutes East 124.86 feet to a point in the Northerly line of Greentree Road; thence
- (4) along said Northerly line of Greentree Road North 70 degrees 12 minutes East 101.65 feet to a point in same; thence
- (5) still along same, on a curve, curving to the left, with a radius of 20 feet an arc distance of 27.59 feet to the point and place of BEGINNING..

FOR INFORMATION PURPOSES ONLY: BEING Tax Lot(s) 21 ,Tax Block 409.02 on the Official Tax Map of Borough of Glassboro, County of Gloucester, State of New Jersey.Commonly Known As: 101 Sylvan Terrace, Glassboro, NJ 08028

(P.L.1968, c. 49, as amended through P.L. 2006, c. 33) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Essex } SS. 0806
County Municipal Code

MUNICIPALITY OF PROPERTY LOCATION Glassboro Borough

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Linda K. Walsh, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantor/Grantee in a deed dated 1/24/2022 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 409.02 Lot number 21 located at
101 Sylvan Terrace, Glassboro Borough, Gloucester County and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) ☒ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:

(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

\$ _____ ÷ _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by P.L. 1968, c. 49 as amended through P.L. 2004, c. 66 for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

a) Consideration less than \$100.00

j) Between parent and child

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by P.L. 1975, c. 176, P.L. 2004, c. 113 and P.L. 2004, c. 66 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. * (Instruction #9 on reverse side for A or B)
B. { BLIND PERSON Grantor(s) ☐ legally blind or; *
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of P.L. 1968, c. 49 as amended through P.L. 2006, c. 33.

Subscribed and sworn to before me
this 24 day of Jan, 2022

Mark Pitcher

Signature of Deponent

18 Burrows Ave, Bernardsville,
NJ 07924

Linda K. Walsh

Grantor Name

18 Burrows Ave, Bernardsville, NJ
07924

Deponent Address

xxx-xx-x 949

Last three digits in Grantor's Social Security Number

Grantor Address at Time of Sale

Name/Company of Settlement Officer

MARK PITCHER
Notary Public - State of New Jersey
My Commission Expires May 7, 2024

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:

<https://www.state.nj.us/treasury/taxation/lpt/localtax.shtml>