

DOCKET# 15479

Type: DEE
PAGES: 7

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT# 13230

02:00:27 P.M.

03/07/2006

DB 4174

138

GLOUCESTER COUNTY RECORDING DATA PAGE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

CONSIDERATION: \$1.00 EXEMPT CODE: S

County	State	N.P.N.R.F.	
\$.50	\$1.25	\$.00	
P.H.P.F.A.	E.A.A.		Total
\$.25	\$.00		\$2.00
GEN PURP	C)\$1M		
\$.00	\$.00		
NJGLPIND	Date: 3/07/2006		

RECORD & RETURN TO:

928
Keith Coleman
502 W. Springer St.
Phila, PA 19119

215-669-8844

GLOUCESTER COUNTY RECORDING DATA PAGE
JAMES N. HOGAN, COUNTY CLERK



State of New Jersey

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s) MARY ELIZABETH POLLIN GRAVITT

Current Resident Address:

Street: 2714 WAYNE AVENUE - APARTMENT #6

City, Town, Post Office

State

Zip Code

IOWA CITY, IOWA 52240

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

405.04

28

Street Address:

LOT 28 JERICHO LANE

City, Town, Post Office

State

Zip Code

WOODBURY, DEPTFORD TWP, GLOUCESTER COUNTY

NEW JERSEY 08096

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$ 1.00

3/3 /2006

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

1. ☐ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am 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 as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6. ☒ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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.
8. ☐ Transfer 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.

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 could 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.

3/6/06

Date

Signature

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

Date

Signature

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

DOCKET# 15479

DB 4174 P 140

Deed

Date
between
Parties

THIS DEED is made on

2006

Grantor **MARY ELIZABETH POLLIN GRAVITT,** resident of
full name(s) **2714 Wayne Avenue - Apartment #6**
and post **Iowa City, Iowa 52240**
Office address

Grantor, and

Grantee **KEITH COLEMAN**
full name(s) **502 West Springer Street**
and post **Philadelphia, Pa. 19119**
Office address
Grantee.

(The words "Grantor" and "Grantee" include all Grantors
And all Grantees under this Deed.)

Consideration In return for the payment of:
ONE DOLLAR----- (\$ 1.00)

Conveyance the Grantor grants and releases to the Grantee all of
their claims of the Grantor upon the land located in the

**Township of Deptford, County of Gloucester and State of
New Jersey specifically described as follows:-**

**Description
of Land**

ALL that certain land and premises situated in the Township of Deptford,
County of Gloucester and State of New Jersey.

BEGINNING at a point in the Northwesterly line of Jericho Lane
(formerly known as Cedar Avenue) distant 333.36 feet southwestwardly along same
from intersection of said line of Jericho Lane with center line of Church Street said
beginning point also being located 161.36 feet southwestwardly along northwesterly line
of Jericho Lane from lands now or formerly of Thomas Wilson, said beginning point
being in division line between los 1 and 2, tract 2, plan hereinafter mentioned; and
corner to lands now or formerly of Elisha Laws, extending thence (1) south 63 degrees
west along northwesterly line of Jericho Lane 159.50 feet to a point in line of lands now
or formerly of James Robinson, thence (2) North 27 degrees 40 minutes west along
said lands of 296.96 feet to a point in line of lands now or formerly of John Wilson;
thence (3) North 63 degrees East along said lands of John Wilson, 162.4 feet to a point
in division line between lots 1 and 2, and in line of lands of Laws, aforesaid; thence
(4) south 27 degrees east along said division line and along said lands of Laws, 269.96
feet to a point in northwesterly line of Jericho Lane and place of beginning.

CONSIDERATION: \$1.00 EXEMPT CODE: S
County \$.50 State \$.00 N.P.M.R.F. \$.00
P.H.P.F.A. \$.25 E.A.A. \$.00
GEN. PROP. \$.00 C.I.H. \$.00
M.G.L.P. \$.00
Total \$2.00
Date: 3/07/2006

This DEED was prepared by:

Dolores Harris
Print or type name

[Signature]
Signature

BEING Lot 1, Tract #2 Plan of lots of James Allston by Earl R. Davis, C.E.,
dated November 1947.

BEING BLOCK 405.04 LOT 28 on Township map M 034

BEING the same land and premises which John H. Green and Sharlene G. Green,
his wife by deed dated September 12, 1958 and recorded in Deed Book 917, page 299 ,
granted and conveyed unto Henry Robinson and Bessie Robinson, his wife , in fee. And
Henry Robinson departed this life on April 5, 1964 and Bessie Robinson departed this
life on July 26, 1987 .

TO HAVE AND TO HOLD all singular the above described land and premises,
with the appurtenances unto the said party of the second, their heirs and assigns to the
only proper use, benefit and behalf of the said party of the second part, their heirs and
assigns forever.

**Municipal Lot
Block
Account Number**

The land is now designated as **Lot(s) 28 and
405.04**
On the municipal tax map (or as Account No.)
Tax Map m034

*check box
if available*

☐ No property tax identification number for the
land is available at the time of this conveyance

**Receipt of
Consideration**

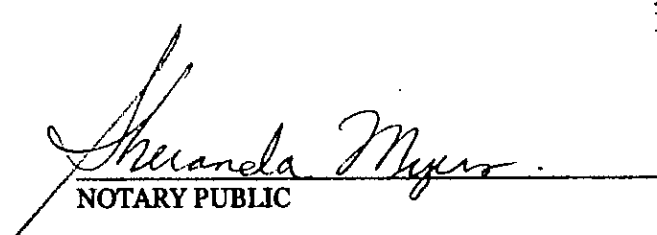
The Grantor has received the full payment of
Dollar (\$)

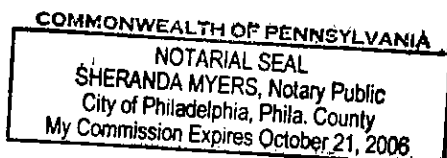
**Signature of
Grantor**

The Grantor signs this Deed on the first date above
If the Grantor is a corporation this Deed is signed by
its corporate officers and its corporate seal affixed.

Signed, sealed and delivered in
The Presence of or attested by:


Mary Elizabeth Pollin Gravitt


NOTARY PUBLIC



3/6/06

CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

State of Pennsylvania
County of Philadelphia

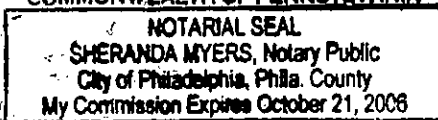
I, **Sheranda Myers**, am a Notary Public for the State of Pennsylvania
An officer authorized to take acknowledgment and proofs in this State. I sign this acknowledgment below to certify that it was made before me
On 16 day of March 2006

MARY ELIZABETH POLLIN GRAVITT -, (Daughter of **BESSIE POLLIN ROBINSON**, deceased owner of Lot (s) 28 Block 45.04, in the Township of Deptford, Gloucester County, in the State of New Jersey.)

appeared before me in person
(if more than one person appears, the words, "this person" shall include all persons named who appear before the officer and make this acknowledgment) I am satisfied that this person in the person named in and who signed this Deed. This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the uses and purposes expressed in this Deed.

This person also acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968,c.49, 1(c), is \$ 1.00

COMMONWEALTH OF PENNSYLVANIA



Sheranda Myers
Officers signature, Print, stamp or type name and title directly beneath

CORPORATE PROOF BY THE SUBSCRIBING WITNESS

State of _____, County of _____

I am a _____
An officer authorized to take acknowledgments and proofs in this State

On _____ 2006, _____
(from now on call the "Witness") appeared before me in person. The Witness was duly sworn by me according to law under oath and stated and proved to my satisfaction that:

1. The Witness is the _____ Secretary of the Corporation which is the Grantor of this Deed.
2. _____ is the officer who signed this Deed, is the _____ President of the Corporation (from now on called the "Corporate Officer").
3. The making, signing, sealing, and delivery of this Deed have been duly authorized by a proper resolution of the Board of Directors of the Corporation.
4. The Witness knows the corporate seal of the Corporation. The seal affixed to this Deed is the corporate seal of the Corporation. The seal was affixed to this Deed by the Corporate Officer. The Corporate Officer signed and delivered this Deed as and for the voluntary act and deed of the Corporation. All this was done in the presence of the Witness who signed this Deed as attesting witness. The Witness signs this proof to attest to the truth of these facts.

The Witness also acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed as such consideration is defined in P.L. 1968,C.49, 1(C), IS \$ _____

Sworn to and signed before me on the date written above

Witness: sign above and print or type name below

Officer's signature. Print, stamp or type name and title directly beneath

AFFIDAVIT OF TITLE

STATE OF NEW JERSEY,
Ss
COUNTY OF GLOUCESTER

MARY ELIZABETH POLLIN GRAVITT, Single Adult Child of

BESSIE POLLIN ROBINSON, says under oath ;

1 **Representation,** If only one person signs this affidavit, the words "we", "us", and our shall mean

"I", "me", "my". The statement in this affidavit are true to the best of our knowledge, information and belief.

2. **Name, Age and Residence:** I/We have never changed my names or used any other name. I am a citizen of the United States and at least 18 years old. As of today, I live at:-
2714 Wayne Avenue - Apartment #6 - Iowa City, Iowa 52240

3. **Ownership and Possession:** I/We are the only owner of property/lots located at:
Block 405.04 Lot 28 Tax Map Reference - M034 (N.J.S.A., 15-2.1)
Township of Deptford
County of Gloucester - State of New Jersey

I/We will now sell/transfer this property to :

KEITH COLEMAN, single man

I/We are in sole possession of this property. There are no tenants or other occupants of this property. We have owned this property since Henry Robinson, demise on April 5, 1964 and Bessie Pollin Robinson, his wife (my mother) demise on July 26, 1987. Since then no one has questioned our ownership or right to possession. I/We have never owned any property which is next to this property. I/We have not signed any contracts to sell this property. We have not given anyone else any right concerning the purchase or lease of this property.

4. **Improvements:** No additional alterations or improvements are now being made or have been made to this property since our parent's ownership on September 12, 1958. We have always obtained all necessary permits and certificates. All charges for municipal improvements such as sewers, sidewalks, curbs, or similar improvements benefiting this property have been paid and/or will be paid in full upon transfer/sale of property. No buildings, additions, extensions or alteration on this property has been made or worked on within the past four months. We are not aware that anyone has filed or intends to file a mechanic's lien or building contract relating to this property. No one has notified us that money is due and owing for construction, alteration or repair work on this property.

5. **Liens or Encumbrances:** I/We have not allowed any interest (legal rights) to be created which affects our ownership or use of this property. No other persons have legal rights to this

property, except the rights of utility companies to use this property along the road or for the purpose of serving this property. There are no pending lawsuits or judgments against us or other legal obligations which may be enforced against this property. No bankruptcy or insolvency proceedings have been started by or against us. We have never been declared bankrupt. No one has any security in any personal property or fixtures included in this sale. All liens (legal claims, such as judgments) listed on the attached judgment or lien search are not against us, but against others with similar names.

6. **Marital History:** (check where appropriate)

- ☒ I/We are not married.
- ☐ I/We are married to each other. We were married on _____ . The maiden name of _____ was _____
- ☒ This property has never been occupied as the principal matrimonial residence of any of us (If it has, or if it was acquired before May 28, 1980, each spouse must sign the Deed and affidavit N.J.S.A. 3B:28-2,3.)
- ☐ Our complete marital history is listed above
- ☐ Our complete marital history is listed below under paragraph 7. This includes all marriages not listed above, and any pending matrimonial actions. We include how each marriage ended. We have attached copies of any death certificates and judgments for divorce or annulment including any provisions in these judgments which relate to this property.

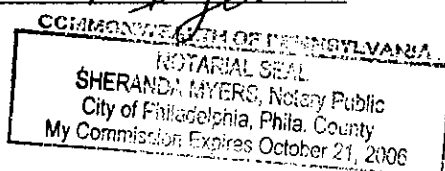
7. **Exceptions and Additions:** The following is a complete list of exceptions and additions to the above statement. This includes all liens or mortgages which are not being paid off as a result of this sale/transfer.

HENRY ROBINSON and BESSIE POLLIN ROBINSON acquired title to property on September 12, 1958 . The said Henry Robinson died intestate on April 5, 1964 and the said Bessie Pollin Robinson died intestate on July 26, 1987. MARY ELIZABETH POLLIN GRAVITT , a resident of Iowa City, Iowa, adult child, is the only child of the deceased Henry Robinson and Bessie Pollin Robinson. The deponent(s) is not married. Deponent(s) states that, to the best of their knowledge, there are no judgments filed against the property.

8. **Reliance:** I/We make this affidavit in order to provide a current deed. I/We are aware that all statements made in this affidavit are true and correct to the best of our ability.

Signed and sworn to and before me

Sheranda Myers
NOTARY PUBLIC



Mary Elizabeth Pollin Gravitt
MARY ELIZABETH POLLIN GRAVITT

3/6/02