



E-recorded

DOCKET#:19017 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 895133 08:31:17 AM

05/21/2020
DB 6282 337

Fee:\$ 70.00

CONSIDERATION:\$ 188,750.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	189.00	STATE :	472.50
NJAHTF :	58.50	EAA :	46.80
PHPFA :	94.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 861.30

GRANTEE ADDRESS: 412 CONCETTA DRIVE

 MOUNT ROYAL
 NJ -08061

DOCUMENT DATE: 04/27/2020

MUNICIPALITY: EAST GREENWICH BLOCK: 1403 LOT: 134

PARTIES:

FIRST PARTY-LISA A KNAUSS
ADDITIONAL PARTY-TREVOR RYAN KNAUSS
SECOND PARTY-MELISSA MORRIS

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

N601880

PREPARED BY: DAVID A. WOLLMAN, ESQ.
Preparer signature no longer required by NJSA 46:26A-3

Record & Return to:
National Integrity LLC
One Holtec Drive, Suite 102
Marlton, NJ 08053

DEED

THIS DEED is made on the 27 day of April, 2020 between
+ delivered April 30, 2020

LISA A. KNAUSS and TREVOR RYAN KNAUSS, W/H

412 Concetta Drive
Mount Royal, New Jersey 08061

Grantor(s)

AND

MELISSA MORRIS,

412 Concetta Drive
Mount Royal, New Jersey 08061

Grantee(s)

In return for the payment to the Grantor(s) by the Grantee(s) of **ONE HUNDRED EIGHTY EIGHT THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$188,750.00)**, the Grantor(s) Grant and convey to Grantee(s) all that certain parcel of land situate in the Township of East Greenwich, County of Gloucester and State of New Jersey and being further described as follows:

Being known as Block 1403, Lot 134, as shown on "Plan of Lots, Section 6, Greenwich Crossing" filed on September 29, 2006 as Map #4179.

Being known as Lot 134, Block 1403 as shown on the Official Tax Map of the Township of East Greenwich, State of New Jersey.

Commonly known as 412 Concetta Drive, Mount Royal, New Jersey 08061.

BEING the same land and premises which became vested in **LISA A. KNAUSS, Married Woman**, by Deed from **LISA A. CHRISTY now known as LISA A. KNAUSS, Married to TREVOR RYAN KNAUSS**, dated December 15, 2016, recorded January 19, 2017 in Deed Book 5592, Page 40.

BEING the same land and premises which became vested in **LISA A. CHRISTY, Unmarried**, by Deed from **NVR, INC.**, dated April 23, 2010, recorded May 3, 2010 in Deed Book 4765, Page 260.

The Grantor(s) have received full payment from the Grantee(s).

Promises by Grantor(s). The Grantor(s) promise that Grantor(s) have 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(s) have 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(s)).

The Grantor(s) sign 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 is affixed.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF OR ATTESTED BY:

Margaret Czuba
Witness

Lisa A. Knauss
LISA A. KNAUSS

Margaret E. Czuba
Witness

Trevor Ryan Knauss
TREVOR RYAN KNAUSS

CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

STATE/Commonwealth of NJ :
COUNTY OF Gloucester ss:
:

I am a Notary public, an officer authorized to take acknowledgments and proofs in this State/Commonwealth.

On April 27, 2020, **LISA A. KNAUSS and TREVOR RYAN KNAUSS**, appeared before me in person. (If more than one person appears, the words "this person" shall include the names of all who appeared before me and made this acknowledgment). I am satisfied that this person is 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 purposes and uses expressed in this Deed.

This person 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 \$188,750.00.

Margaret E. Czuba
Notary Public
MARGARET E. CZUBA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 10/18/2023

**EXHIBIT A
LEGAL DESCRIPTION**

Issuing Office File No. N601880

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in East Greenwich Township, County of Gloucester, State of New Jersey:

Being known as Block 1403, Lot 134, as shown on "Plan of Lots, Section 6, Greenwich Crossing," filed on September 29, 2006 as Map #4179.

FOR INFORMATION PURPOSE ONLY: Being known as Tax Lot 134, Tax Block 1403 on the Official Tax Map of East Greenwich Township, State of New Jersey. Commonly known as 412 Concetta Drive, Mount Royal, NJ 08061.

GIT/REP-3

(8-19)

(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Lisa A. Knauss and Trevor Ryan Knauss, W/H

Current Street Address

121 Hall Avenue

City, Town, Post Office

Bellmawr

State

NJ

ZIP Code

08031

Property Information

Block(s)

Lot(s)

Qualifier

1403

134

Street Address

412 Concetta Drive

City, Town, Post Office

Mount Royal (East Greenwich Twp.)

State

NJ

ZIP Code

08061

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$188750.00

\$188750.00

4-30-2020

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.

4-27-2020

Date

4/27/2020

Date

Lisa Knauss

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Trevor Knauss

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact