

213.33001 70

Prepared By:
s/ Ralph Paul Busco
Ralph Paul Busco, Esq.
245 34th Street South
Brigantine, NJ 08203

DEED

This Deed is made on 3/30, 2016 between:

James A. Raymond and Colleen M. Raymond, whose address 8 Brainerd Drive, Cranbury, NJ 08512 referred to as the "Grantor",

AND

Bonnie R. Archer, whose address is 189 ACORN DRIVE
Mt. Royal NJ 08061 referred to as the "Grantee".

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described herein to the Grantee. This transfer is made for the sum of **Two Hundred and Twenty Thousand (\$220,000.00) Dollars.**

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of **East Greenwich**, County of **Gloucester**, State of **New Jersey**, **Block 1402.01, Lot 78.** (For informational purposes only.)

Property. The property consists of the land and all of the buildings and structures on the land in Township of East Greenwich, County of Gloucester, and the State of New Jersey as described on Schedule "C" prepared by Grantee's title company.

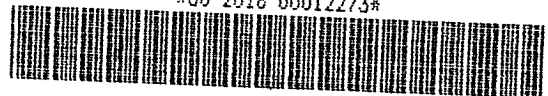
Subject to all easements and restrictions of record.

BEING the same land and premises which became vested in James A. Raymond and Colleen M. Raymond, husband and wife, by deed from Hovbros Oak Ridge, LLC, dated September 13, 2006, recorded September 14, 2006 in the Gloucester County Clerk's/Register's Office in Deed Book 4276, Page 234.

Commonly known as **189 Acorn Drive, Mount Royal, NJ 08061-1101.**

Consideration: 220,000.00 Tax/Code: S
County: 220.00 State: 550.00
NJAHF: 105.00 PHPFA: 110.00
EAA: 106.00
GenPur: .00
C)\$1M: .00 REALTY TOTAL: 1,091.00

60 2016 00012273



Docket: 00012273
Type: DEE Pages: 4
James N. Hogan, Gloucester County Clerk
Receipt#: 522475 03:11:32P Apr 05, 2016
Recording Fee: 70.00 DB 5450 6

RECORD & RETURN TO:
FOUNDATION TITLE, LLC
57 EUCLID STREET
WOODBURY, NJ 08096
(856) 853-0083



State of New Jersey

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

James A. Raymond and Colleen M. Raymond, husband and wife

Current Street Address

8 Brainerd Drive

City, Town, Post Office Box

Cranbury

State

NJ

Zip Code

08512

PROPERTY INFORMATION

Block(s)

1402.01

Lot(s)

78

Qualifier

Street Address

189 Acorn Drive

City, Town, Post Office Box

Mount Royal

State

Zip Code

08061

Seller's Percentage of Ownership

100.00%

Total Consideration

\$220,000.00

Owner's Share of Consideration

\$220,000.00

Closing Date

4/1/16

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

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.

Date

Date

Signature

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

Signature

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

WFG National Title Insurance Company

File Number: 213-33001

SCHEDULE C ALTA COMMITMENT

LEGAL DESCRIPTION

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

BEGINNING at a point in the curved Southeasterly line of Acorn Drive said point being in the division line between Lots 78 and 79, Block 1402.01 on plan hereinafter mentioned; thence

(1) in a general Northerly and Northwesterly direction along said line of Acorn Drive curving to the left on a radius of 50 feet, an arc distance of 14.75 feet to a point in the division line between Lot 78 and Lot 30 (Open Space); thence

(2) North 89 degrees 01 minutes 40 seconds East along said division line a distance of 43.73 feet to an angle point in same; thence

(3) South 41 degrees 09 minutes 21 seconds East still along said division line between Lot 78 and Lot 30 (Open Space) a distance of 78.29 feet to a another point in the division line between Lot 78 and Lot 30 (Open Space); thence

(4) South 48 degrees 50 minutes 39 seconds West along said division line a distance of 44.50 feet to a point in the said division line between Lots 78 and 79; thence

(5) North 41 degrees 09 minutes 21 seconds West along said division line and passing through the middle line of party wall and extensions thereof a distance of 96.86 feet to the point and place of beginning.

BEING Lot 78, Block 1402.01 as set forth on Plan of Lots, Oakridge Estates (formerly Berkley Trace) Sheet 2 of 2 filed in the Gloucester County Clerk's Office on 8/29/2003 as Map No. 3861 and amended as Map No. 4328.

NOTE: Being Lot: 78, Block: 1402.01; Tax Map of the Township of East Greenwich, County of Gloucester, State of New Jersey.

NOTE FOR INFORMATION ONLY: Mailing Address is 189 Acorn Drive, Mount Royal, NJ 08061-1101

NOTE: Lot and Block shown for informational purposes only.

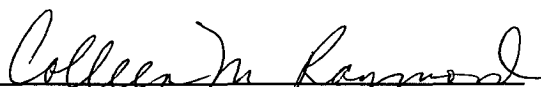
Promises by Grantor. The Grantor promises that the Grantor has done no act which would encumber the property after this conveyance. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor) which will remain unsatisfied and affect the property after this conveyance.

Signature. Grantor signs this Deed to be effective as of the date at the top of this page.

Witnessed by:




By: **James A. Raymond**, Grantor


By: **Colleen M. Raymond**, Grantor

STATE OF

NJ

COUNTY OF

Hudson : *SS*

I certify that on 3/30, 2016, **James A. Raymond and Colleen M. Raymond** came before me and acknowledged under oath, to my satisfaction, that:

- (a) They are named in and personally signed this Deed; and
- (b) They signed, sealed and delivered this Deed as their act and deed; and
- (c) They made this Deed for **Two Hundred and Twenty Thousand (\$220,000.00) Dollars** as the full and actual consideration paid or to be paid for the transfer of title (Such consideration defined in N.J.S.A. 46:15).

SHARON L. KESSLER
Notary Public of New Jersey
My Commission Expires September 18, 2018



(Notary Public)