

Bargain & Sale/with Covenants
As to Grantors Acts

Prepared by:

Kathleen A. Scudder
Kathleen A. Scudder

Record and Return to:

World Wide Recording
9801 Legler Road
Lenexa, KA 66219

DEED

60 2012 00026055



This DEED is made on May 24, 2012

Docket: 00026055
Type: DEE Pages: 9
James N. Hogan, Gloucester County Clerk
Receipt #: 146899 08:47:52A Jul 02, 2012
Recording Fee: 120.00 DB 4976 113

BETWEEN:

GRANTOR

ROBERT C. SCUDDER ~~AND~~ ^{Single} *RS*
KATHLEEN A. SCUDDER, ~~HUSBAND AND WIFE~~ ^{Single} *KA* AND
BARBARA W. CLAREY, As Tenants by the Entirety
982 Kirk Road
Williamstown, NJ 08094

AND:

GRANTEE

KATHLEEN A. SCUDDER, As to 75% interest AND
BARBARA W. CLAREY, As to 25% interest, As Tenants in Common
982 Kirk Road
Williamstown, NJ 08094

The word "Grantor" and "Grantee" shall mean all the grantors and grantees as listed above.

TRANSFER OF TITLE. The Grantor does hereby grant and convey the property that is described below to the Grantee.

CONSIDERATION. This transfer of ownership is made for the sum and consideration of \$1.00. The Grantor acknowledges the receipt of the money.

TAX MAP REFERENCE. The property located in the Municipality of Monroe Township and is designated as Block No. **13503**, Lot No. **30**:

PROPERTY DESCRIPTION. The property consists of all the land, building, structures and improvements contained on the property, and is located in the Township of Monroe, County of Gloucester and State of New Jersey, and is described as follows:

BEGINNING at a point in the northeasterly line of Kirk Road, distant 125.22 feet southeastwardly from the southerly end of curve connecting the Northeasterly line of Kirk Road with the Southeasterly line of Lois Drive West, said connecting curve having a radius of 15 feet; thence

- (1) South 31 degrees 48 minutes 10 seconds East along the Northerly line of Kirk Road, a distance of 70.75 feet to a point in the division line between Lots 31 and 32, Block 3 on plan hereinafter mentioned; thence
- (2) North 58 degrees 11 minutes 50 seconds East along the division line between Lots 31 and 32, Block 3, said plan a distance of 125.71 feet to a point corner to Lots 4, 5, 31, 32, Block 3, said plan; thence
- (3) North 37 degrees 05 minutes 12 seconds West along the division line between Lots 4 and 32, Block 3 said plan a distance of 88.37 feet to a point in the line of Lot 2, Block 3, said plan; thence
- (4) South 49 degrees 51 minutes 03 seconds West through Lot 1, and partly through Lot 2, Block 3, said plan a distance of 118.83 feet to the Northeasterly line of Kirk Road the point and place of beginning.

Consideration:	1.00	Tax/Code:	E
County:	.00	State:	.00
NJAHTF:	.00	PHPFA:	.00
EAA:	.00		
GenPur:	.00		
C)\$1M:	.00	REALTY TOTAL:	.00

GIT/REP-3
(2-07)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)

ROBERT C. SCUDDER

Current Resident Address:

Street: X 309 COPPERFIELD DRIVE

City, Town, Post Office

WILLIAMSTOWN

State

NJ

Zip Code

08094

PROPERTY INFORMATION (Brief Property Description)

Block(s)

13503

Lot(s)

30

Qualifier

Street Address:

982 KIRK RD.

City, Town, Post Office

WILLIAMSTOWN

State

NJ

Zip Code

08094

Seller's Percentage of Ownership

100

Consideration

1.00

Closing Date

5-24-2012

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.

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

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)

KATHLEEN A. SCUDDER

Current Resident Address:

Street: 982 KIRK RD.

City, Town, Post Office

State

Zip Code

WILLIAMSTOWN

NJ

08094

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

13503

30

Street Address:

982 KIRK RD.

City, Town, Post Office

State

Zip Code

WILLIAMSTOWN

NJ

08094

Seller's Percentage of Ownership

Consideration

Closing Date

100

1.00

5-24-2012

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.
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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.

5/24/12

Date

x Kathleen A. Scudder
Kathleen A. Scudder

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

GIT/REP-3
(2-07)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)

BARBARA W. CLAREY

Current Resident Address:

Street: 982 KIRK RD.

City, Town, Post Office

State

Zip Code

WILLIAMSTOWN

NJ

08094

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

13503

30

Street Address:

982 KIRK RD.

City, Town, Post Office

State

Zip Code

WILLIAMSTOWN

NJ

08094

Seller's Percentage of Ownership

Consideration

Closing Date

100

1.00

5-24-12

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.

5/24/12

Date

X Barbara W. Clarey
Barbara W. Clarey

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

BEING Lot 32 and part of Lots 1 and 2, Block 3, Map of Flozella Gardens, dated January 23, 1953, made by J. G. Reutter, P.E. & L.S.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 30 in Block 13503 on the Township of Monroe Tax Map.

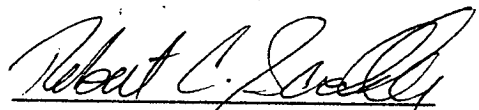
BEING THE SAME LAND AND PREMISES which became vested in Robert C. Scudder and Kathleen Scudder, husband and wife and Barbara W. Clarey, As Tenants by the Entirety by Deed from Robert C. Scudder and Kathleen A. Scudder, husband and wife, dated December 10, 2002, recorded December 17, 2002 in Deed Book 3524, Page 116 in the Office of the Clerk of Gloucester County.

PROMISES BY GRANTOR.

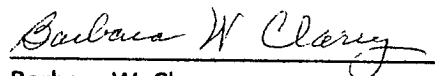
The Grantor promises and warrants that the Grantor, by acts of the Grantor, has not encumbered the property. This promises means that the Grantor has not allowed anyone else to obtain any legal right which would effect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

SIGNATURE.

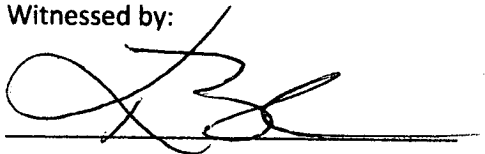
The Grantor signs this DEED as of the date first above written.


Robert C. Scudder


Kathleen A. Scudder


Barbara W. Clarey

Witnessed by:



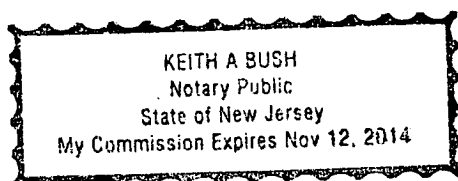
STATE OF NEW JERSEY :

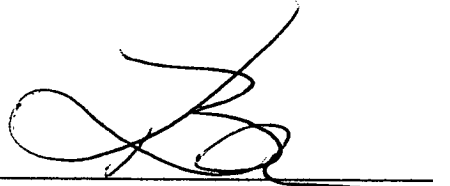
SS :

COUNTY OF GLOUCESTER :

I CERTIFY that on 24 May, 2012, Robert C. Scudder, Kathleen A. Scudder and Barbara W. Clarey, personally came before me and acknowledged under oath, to my satisfaction, that:

- (a) This person(s) is/are named in and personally signed this DEED
- (b) This DEED was signed, sealed and delivered by his/her/their act and DEED
- (c) 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 \$1.00.





GRANTOR

ROBERT C. SCUDDER AND
KATHLEEN A. SCUDDER, HUSBAND AND WIFE
AND
BARBARA W. CLAREY, AS TENANTS BY THE ENTIRETY

GRANTEE

KATHLEEN A. SCUDDER, AS TO 75% INTEREST
AND
BARBARA W. CLAREY, AS TO 25% INTEREST,
AS TENANTS IN COMMON

RECORD & RETURN TO:

KATHLEEN A. SCUDDER
982 KIRK ROAD
WILLIAMSTOWN, NJ 08094

LEGAL DESCRIPTION

THE PROPERTY CONSISTS OF ALL THE LAND, BUILDINGS, STRUCTURES AND IMPROVEMENTS CONTAINED ON THE PROPERTY, AND IS LOCATED IN THE TOWNSHIP OF MONROE, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF KIRK ROAD, DISTANT 125.22 FEET SOUTHEASTWARDLY FROM THE SOUTHERLY END OF CURVE CONNECTING THE NORTHEASTERLY LINE OF KIRK ROAD WITH THE SOUTHEASTERLY LINE OF LOIS DRIVE WEST, SAID CONNECTING CURVE HAVING A RADIUS OF 15 FEET; THENCE

(1) SOUTH 31 DEGREES 48 MINUTES 10 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF KIRK ROAD, A DISTANCE OF 70.75 FEET TO A POINT IN THE DIVISION LINE BETWEEN LOTS 31 AND 32, BLOCK 3 ON PLAN HEREINAFTER MENTIONED; THENCE

(2) NORTH 58 DEGREES 11 MINUTES 50 SECONDS EAST ALONG THE DIVISION LINE BETWEEN LOTS 31 AND 32, BLOCK 3, SAID PLAN A DISTANCE OF 125.71 FEET TO A POINT CORNER TO LOTS 4, 5, 31 AND 32, BLOCK 3 SAID PLAN; THENCE

(3) NORTH 37 DEGREES 05 MINUTES 12 SECONDS WEST ALONG THE DIVISION LINE BETWEEN LOTS 4 AND 32, BLOCK 3, SAID PLAN A DISTANCE OF 88.37 FEET TO A POINT IN THE LINE OF LOT 2, BLOCK 3, SAID PLAN; THENCE

(4) SOUTH 49 DEGREES 51 MINUTES 03 SECONDS WEST THROUGH LOT 1, AND PARTLY ALONG LOT 2, BLOCK 3, SAID PLAN, A DISTANCE OF 118.83 FEET TO THE NORTHEASTERLY LINE OF KIRK ROAD, THE POINT AND PLACE OF BEGINNING.

BEING LOT 32, AND PART OF LOTS 1 AND 2, BLOCK 3, MAP OF FLOZELLA GARDENS, DATED JANUARY 23, 1953, MADE BY J.G. REUTTER, P.E. & L.S.

FOR INFORMATIONAL PURPOSES ONLY: ALSO KNOWN AS LOT 30 IN BLOCK 13503 ON THE TOWNSHIP OF MONROE TAX MAP.

BEING THE SAME LAND AND PREMISES WHICH BECAME VESTED IN ROBERT C. SCUDDER AND KATHLEEN A. SCUDDER, HUSBAND AND WIFE BY DEED FROM BARBARA W. CLAREY, WIDOW, DATED 09/29/1998, RECORDED 12/24/1998 IN DEED BOOK 2950, PAGE 014 IN THE GLOUCESTER COUNTY CLERK'S OFFICE.

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM ROBERT C. SCUDDER AND KATHLEEN A. SCUDDER, HUSBAND AND WIFE RECORDED 12/17/2002 IN DOCUMENT NUMBER 68809, BOOK 3524, PAGE 116 IN SAID COUNTY AND STATE.

COMMONLY KNOWN AS: 982 KIRK RD, WILLIAMSTOWN NJ 08094

GRANTOR

ROBERT C. SCUDDER AND
KATHLEEN A. SCUDDER, HUSBAND AND WIFE
AND
BARBARA W. CLAREY, AS TENANTS BY THE ENTIRETY

GRANTEE

KATHLEEN A. SCUDDER, AS TO 75% INTEREST
AND
BARBARA W. CLAREY, AS TO 25% INTEREST,
AS TENANTS IN COMMON

RECORD & RETURN TO:

Record and Return to:

World Wide Recording
9801 Legler Road
Lenexa, KA 66219

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (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

Gloucester

SS. County Municipal Code

0811

MUNICIPALITY OF PROPERTY LOCATION Monroe Township

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 (Instructions #3 and #4 on reverse side)

Deponent, Marilyn Hearing being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the _____ in a deed dated 5/24/2012 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 13503 Lot number 30 located at
982 Kirk Road, Williamstown 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:
(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 (Instruction #8 on reverse side)

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

Recorded within 90 days following the entry of a divorce decree which dissolves the marriage between grantor and grantee

(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 C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 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, #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 Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 5 day of June, 2012

Signature of Deponent

Robert C. Scudder

Grantor Name

Deponent Address

309 Copperfield Dr., Wmstwn NJ

Grantor Address at Time of Sale

XXX-XXX-3 6 8

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer



Nicole Light
Notary Public-State of Ohio
My Commission Expires
February 22, 2015

FOR OFFICIAL USE ONLY	
Instrument Number	County
Deed Number	Book
Deed Dated	Page
	Date Recorded

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 it 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's website at:

www.state.nj.us/treasury/taxation/lpt/localtax.shtml