

DOCKET# 70058

Type: DEE
PAGES: 6

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 52266 07:43:27 A.M.

09/30/2005
DB 4073 144

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.

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CONSIDERATION: \$159,000.00 EXEMPT CODE: A

County	State	N.P.N.R.F.	
\$159.00	\$0.00	\$13.50	
P.H.P.F.A.	E.A.A.		Total
\$0.00	\$0.00		\$172.50
GEN PURP	C)\$1M		
\$0.00	\$0.00		
NJGLPIND	Date: 9/30/2005		

RECORD & RETURN TO:

Group 21 Title Agency
Five Greentree Ctr- Ste III
Rte 73 at Lincoln Dr
Marlton NJ 08053

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 (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)

Eva L. Henry

Current Resident Address:

8 Winterset Drive

City, Town, Post Office

State

Zip Code

Trenton

New Jersey

08690

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

18

4.01

Street Address:

443 High Street

City, Town, Post Office

Woodbury

State

Zip Code

New Jersey

08096

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$159,000.00

Aug. 15, 2005

SELLER ASSURANCES (Check the Appropriate Box)

1. ☒ I am a resident taxpayer 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 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.

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

8/15/05

Signature

Steve Henry POA for Eva L. Henry

Date

Signature

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

DeedGROUP 21 TITLE AGENCY
FIVE GREENTREE CENTRE STE. 111
MARLTON, NJ 08053

This Deed is made on August 15, 2005

BETWEEN EVA L. HENRY by her Attorney-in-Fact STEVE HENRY

whose post office address is 8 Winterset Drive, Trenton, New Jersey 08690

referred to as the Grantor,

AND WILLIAM E. PURNELL and MARTHA PURNELL, husband and wife,

whose post office address is 35 Formalhaut Court, Blackwood, New Jersey 08012

referred to as the Grantee.

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of ONE HUNDRED FIFTY-NINE THOUSAND (\$159,000.00) DOLLARS

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of City of Woodbury
Block No. 18 Lot No. 4.01 Qualifier No. Account No.☐ No lot and block or account number is available on the date of this Deed. (Check box if applicable.)**3. Property.** The Property consists of the land and all the buildings and structures on the land in the City of Woodbury
County of Gloucester and State of New Jersey. The legal description is:☐ Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

BEGINNING at a point in the Southerly line of High Street (50 feet wide) 152.50 feet Eastwardly from the intersection of the Southerly line of High Street and the Easterly line of South Girard Street (50 feet wide); thence

(1) South 74 degrees 50 minutes East along the Southerly line of High Street 76.25 feet to a point; thence

(2) Southwardly between parallel lines of that width or frontage at right angles to High Street 145.20 feet in length or depth

BEING Lot 1, on Plan of Lots of L.M. Bleznak & Sons, Inc., City of Woodbury, Gloucester County, New Jersey, by Earl R. Davis, P.E. & L.S., dated July 1950.

BEING known as Lot 4.01, Block 18 as shown on the City of Woodbury tax map.

ALSO BEING the same lands and premises granted and conveyed unto Kenneth J. Henry and Eva L. Henry, his wife, by Deed from Louis M. Bleznak & Sons, Inc., a corporation of the State of New Jersey, dated 09/13/51, recorded 09/21/51 in the Gloucester County Clerk's Office in Deed Book 693, Page 545.

The said Kenneth J. Henry died on 11/2/04 whereupon title vested in Eva L. Henry, his wife, by right of survivorship.

See attached legal description

Prepared by: (print signer's name below signature)

Warren H. Carr, Esquire

(For Recorder's Use Only)

CONSIDERATION: \$159,000.00 EXEMPT CODE: A

County	State	N.P.N.R.F.	Total
\$159.00	\$.00	\$13.50	
P.H.P.F.A.	E.A.A.		\$172.50
\$.00	\$.00		
GEN PURP	C) \$1M		
\$.00	\$.00		
NJGLPIND	Date: 9/30/2005		

The street address of the Property is: 443 High Street, Woodbury, NJ 08096

4. Promises by Grantor. The Grantor promises that the Grantor has 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 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).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witness by:

Cam Pollock

Stephen R. Henry (POA) (Seal)

Eva L. Henry by her Attorney-in-Fact
Steve Henry

(Seal)

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER
I CERTIFY that on August 15, 2005

SS: 151-01-6602

Steve Henry Attorney-in-Fact for Eva L. Henry

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of this Deed; and,

(b) executed this Deed as his or her own act; and

(c) made this Deed for \$159,000.00

as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

RECORD AND RETURN TO:

GROUP 21 TITLE AGENCY
FIVE GREENTREE CENTRE STE. 111
MARLTON, NJ 08053

Charlene M. Pollock

Print name and title below signature

CHARLENE M. POLLOCK
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires
February 7, 2009



TITLE INSURANCE COMMITMENT

File Number: G25953 Revised

**SCHEDULE C
LEGAL DESCRIPTION**

ALL that certain land and premises situate in the City of Woodbury, County of Gloucester and the State of New Jersey, bounded and described as follows:

BEGINNING at a point in the Southerly line of High Street (50 feet wide) 152.50 feet Eastwardly from the intersection of the Southerly line of High Street and the Easterly line of South Girard Street (50 feet wide); thence

(1) South 15 degrees 10 minutes West, 145.20 feet to a point; thence

(2) South 74 degrees 50 minutes East, 76.25 feet to a point; thence

(3) North 15 degrees 10 minutes East, 145.20 feet to a point in the Southerly line of High Street; thence

(4) Along same, North 74 degrees 50 minutes West, 76.25 feet to the point and place of beginning.

BEING known as Lot 4.01, Block 18 as shown on the City of Woodbury tax map.

COMMONLY known as 443 High Street.

DOCKET# 70058 DB 4073 P 148

NC1646 - Affidavit of Consideration
RTF-1 (Rev. 8/2004) P10/04

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION

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CONSIDERATION: \$159,000.00 EXEMPT CODE: A

To Be Recorded With Deed Pursuant to c. 49, P.L. 1

STATE OF NEW JERSEY

COUNTY OF

Gloucester

} SS.

County	State	N.P.N.R.F.	Total
\$159.00	\$.00	\$13.50	
P.H.P.F.A.	E.A.A.		\$172.50
\$.00	\$.00		
GEN PURP	C) \$1M		
\$.00	\$.00		
HJGLPIND			
Date: 9/30/2005			

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 attached)

Deponent, Gregory Little Co, being duly sworn according to law upon his/her oath deposes and says that he/she is the Charlene M. Pollock in a deed dated Aug 15, 2005 transferring real property identified as Block No. 18 Lot No. 401 located at 443 High St Groddleury and annexed hereto.
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
(Street Address, Municipality, County)

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 159,000 -

(3) FULL EXEMPTION FROM FEE

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). Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE

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. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the State portion of the Basic fee 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 (See Instruction #8)

- ☒ Grantor(s) 62 years of age or over.*
☒ One- or two-family residential premises.
☒ Resident of the State of New Jersey.

- ☒ Owned and occupied by grantor(s) at time of sale.
☒ Owners as joint tenants must all qualify.

B. BLIND (See Instruction #8)

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

DISABLED (See Instruction #8)

- ☐ Grantor(s) permanently and totally disabled.*
☐ Receiving disability payments.*
☐ Not gainfully employed.*
☐ One- or two-family residential premises.
☐ Owned and occupied by grantor(s) at time of sale.
☐ Owners as joint tenants must all qualify.
☐ Resident of the State of New Jersey.

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY

C. LOW AND MODERATE INCOME HOUSING (See Instruction #8)

- ☐ Affordable According to HUD Standards.
☐ Reserved for Occupancy.
☐ Meets Income Requirements of Region.
☐ Subject to Resale Controls.

(5) NEW CONSTRUCTION (See Instruction #9) - Affidavit must be executed by Grantor

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

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968, as amended through c. 66, P.L. 2004.

Subscribed and sworn to before me
this 16
day of Sept 2005

Charlene M. Pollock
Signature of Deponent
5 Greentree Ct Ste 11
Marlton, NJ 08053
Address of Deponent

Eva L. Cherry
Name of Grantor
3 Shinteret Dr.
Drexton, NJ 08690
Address of Grantor at Time of Sale

Notary Public

LYNETTE A PETERSON
Notary Public of New Jersey
Commission Expires Jan. 10, 2010

Gregory Little
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

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

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ATTACHED.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.