



DOCKET#:251 Type:ERX-Deed
PAGES:5

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1085065 12:22:37 PM

01/04/2023
DB 6797 208

Fee:\$ 70.00

CONSIDERATION:\$ 295,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	295.00	STATE :	737.50
NJAHTF :	217.50	EAA :	278.50
PHPFA :	147.50	GEN PURP	0.00
1% OVER	0.00		

REALTY TOTAL: \$ 1,676.00

GRANTEE ADDRESS: 403 VILLAGE COURT

MICKLETON
NJ-08056

DOCUMENT DATE: 12/30/2022

MUNICIPALITY: EAST GREENWICH BLOCK: 201.01 LOT: 11

PARTIES:

FIRST PARTY-DAVID H CAIRNS
SECOND PARTY-JAMES EMERICH
ADDITIONAL PARTY-DONNA EMERICH

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

NJ Deed-Individual (Bargain and Sale, Covenant as to Grantor's Acts)

Prepared by:

Joshua M. Steinberg
Preparer signature no longer required per NJSA 46:26A-3

Deed

This Deed is made on December 30, 2022

BETWEEN

David H. Cairns, single

whose post office address is 403 Village Court, Mickleton , NJ 08056

referred to as the **Grantor**,

AND

James Emerich and Donna Emerich, husband and wife.

whose post office address is going to 403 Village Court, Mickleton, NJ 08056

referred to as the **Grantee**.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee.

Consideration. This transfer of ownership is made for the sum and consideration of TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS (\$295,000.00)
The Grantor acknowledges receipt of this money.

Tax Map Reference. The property is located in the Municipality of East Greenwich Township

Block No. 201.01 Lot No. 11 Account No.

☐ No property tax identification number is available on the date of this Deed. (Check box if applicable.)

Property. The Property consists of the land and all the buildings and structures on the land in the East Greenwich Township, Gloucester County, State of New Jersey. The legal description is:

(X) Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

Block 201.01, Lot 11, East Greenwich Township, in Gloucester County, NJ
403 Village Court
Mickleton, NJ 08056

BEING known as Lot11, Block 201.01 as shown on the East Greenwich Township tax map.

Commonly known as: 403 Village Court

LEGAL DESCRIPTION

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

BEGINNING at a point in the Northwestern line of Village Court (50 feet wide) said point being distant Southwestwardly 102.00 feet from the Southwestery end of a certain 25 foot radius curve connecting same with the Southwestery line of Harmony Road (35 feet from the centerline thereof) and running; thence

(1) Along said Southwestery line of Village Court, by radius of 405.95 feet, Southwestwardly, curving to the South an arc distance of 75.13 feet to a point of reverse curvature; thence

(2) Still along same, by a radius of 247.27 feet Southwestwardly, curving to the North, an arc distance of 31.99 feet to a corner to Lot 10 on Plans hereinafter mentioned; thence

(3) Thereby, North 36 degrees 18 minutes 47 seconds West, 147.22 feet to a corner in line of Lot 13, by which it runs the following four courses and distances; thence

(4) North 54 degrees 05 minutes 38 seconds East, 22.24 feet to a point; thence

(5) North 77 degrees 45 minutes 29 seconds East, 44.64 feet to a point; thence

(6) North 11 degrees 02 minutes 22 seconds East, 27.39 feet to a point; thence

(7) North 77 degrees 57 minutes 24 seconds East, 33.91 feet to a corner to Lot 12; thence

(8) Thereby, South 33 degrees 07 minutes 16 seconds East, 128.84 feet to the point and place of BEGINNING.

BEING Lot 11, Block 201.01 Final Plan of Lots Section II, Country Walk.

The above description is in accordance with a survey prepared by Pennell Land Surveying, Inc., dated December 19, 2022.

NOTE FOR INFORMATION:

BEING known as 403 Village Court, East Greenwich Township, Gloucester County, State of New Jersey, Block 201.01, Lot 11 on the tax map of East Greenwich Township.

NOTE FOR INFORMATION: The mailing address of the premises is 403 Village Court, Mickleton, NJ 08056.

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

SELLER'S INFORMATION

Name(s)
David H. Cairns, single

Current Street Address

403 Village Ct.

City, Town, Post Office

Mickleton

State
NJ

Zip Code

08056

PROPERTY INFORMATION

Block(s)

201.01

Lot(s)

11

Qualifier

Street Address

403 Village Court

City, Town, Post Office

East Greenwich Township

State
NJ

Zip Code

08056

Seller's Percentage of Ownership
100%

Total Consideration
\$295,000.00

Owner's Share of Consideration

\$295,000.00

Closing Date

12/30/22

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.

12/30/22
Date

David Cairns
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

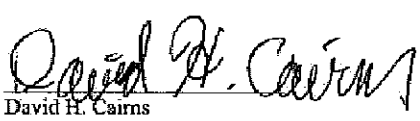
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

BEING the same land and premises which became vested in David H. Cairns, seperated man, by deed from William R. Guckes, Jr., Executor for the Estate of: Herbert A. Guckes, dated March 12, 2012, recorded March 16, 2012 in the Gloucester Clerk's/Register's Office in Deed Book 4947, Page 1.

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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.


David H. Cairns

Witnessed by:  (Seal)

STATE OF NEW JERSEY, COUNTY OF Gloucester SS.:

I CERTIFY that on December 30, 2022

David H. Cairns, single

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;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$295,000.00 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.)


Notary Public



RECORD AND RETURN TO: