



E-recorded

DOCKET#:19038 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1177740 08:42:49 AM

07/02/2024
DB 7028 321

Fee:\$ 70.00

CONSIDERATION:\$ 132,000.00 Tax/Code:BLIND/DIS/LOW INC UNDER 350K

COUNTY:	132.00	STATE :	0.00
NJAHTF :	0.00	EAA :	0.00
PHPFA :	0.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 132.00

GRANTEE ADDRESS: 145 ECHELON ROAD

VOORHEES
NJ -08043

DOCUMENT DATE: 06/28/2024

MUNICIPALITY: WOODBURY BLOCK: 111 LOT: 3
MUNICIPALITY: WOODBURY BLOCK: 111 LOT: 3

PARTIES:

FIRST PARTY-DORIS E THORNTON
SECOND PARTY-VINTAGE HOME SOLUTIONS LLC

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

Prepared by: John D. Kosylo, Esq.
Attorney at Law of New Jersey

DEED

This Deed is made on June 28, 2024, between

DORIS E. THORNTON, whose address is 172 Leeds Place, Woodbury, New Jersey 08096, referred to as the "Grantor",

and

VINTAGE HOME SOLUTIONS LLC, whose address is 145 Echelon Road, Voorhees, New Jersey 08043, referred to as "Grantee",

The Grantor grants and conveys ownership of the property described below to the Grantee for the sum of **One Hundred Thirty Two Thousand and 00/100 Dollars (\$132,000.00)**.

By signing this Deed, the Grantor acknowledges receipt of this money/consideration.

The property being transferred is known as **172 Leeds Place, Woodbury, New Jersey 08096**.

It is identified as **Block 111, Lot 3 on the Official Tax Map of the City of Woodbury, County of Gloucester and State of New Jersey**. The legal description is:

ALL THAT CERTAIN tract or parcel of land, situated, lying and being in the City of Woodbury, County of Gloucester and State of New Jersey, being more particularly described as follows:

LAND and premises situate in the City of Woodbury, County of Gloucester, and the State of New Jersey, being 35 feet of Lot #15 and 5 feet of Lot #14, adjoining, on the Easterly side of Leeds Place, on a plan of lots laid out for the said Cliff A. Green and Eva Allen Green (and duly filed in the Clerk's Office of the said County of Gloucester) and bounded with courses deflected from true meridian as follows:

BEGINNING at a corner in Lot No. 14 in the Southerly line of Leeds Place, distant Easterly 173.27 feet from the Southeasterly corner of Leeds Place and Barber Avenue (formerly German Street);

(1) Along the Southerly line of Leeds Place, North 32 degrees 16 minutes East 40 feet to a corner in Lot #15 on said plan; thence

(2) Through said Lot #15, South 57 degrees 44 minutes East 67.56 feet to a corner in the Westerly line of a 30 feet wide street on the Westerly side of the West Jersey and Seashore Railroad; thence

(3) Along the Westerly line of said 30 feet wide street, South 17 degrees and 22 minutes West, 41.39 feet to a corner in Lot #14, on said plan; thence

(4) Through said Lot #14, North 57 degrees 44 minutes West 78.26 feet to the place of BEGINNING.

BEING the same land, parcel and premises which became vested in Herbert L. Thornton and Doris E. Thornton, his wife, by deed from Gertrude Anna Groff Warren and John R. Warren, her husband, and Joseph Halsey Groff, Jr. and Helen G. Groff, his wife, dated December 20, 1972, recorded December 26, 1972 in the Gloucester Clerk's/Register's Office in Deed Book 1234, Page 138.

AND THE SAID Herbert L. Thornton departed this life on October 14, 1998 whereupon title to premises in question became vested in Doris E. Thornton, his wife, by right of survivorship.

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" as defined in 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.

The Deed is signed by the Grantor as of the date at the top of the first page.

Witnessed:

Rebekah L. Pratta

Doris E. Thornton
DORIS E. THORNTON

STATE OF NEW JERSEY

COUNTY OF Gloucester SS:

I certify that on June 28, 2024, DORIS E. THORNTON, personally came before me and stated that she:

- a) Was the maker of this deed; and
- b) executed this deed as her own act; and
- c) made this deed for \$132,000.00 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).

Rebekah L. Pratta
(Notary)

RTK to

Dream Home Abstract

381 Egg Harbor Road
Sewell, NJ 08080



GIT/REP-3
(11-23)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

DORIS E. THORNTON

Current Street Address

60 Packer Avenue

City, Town, Post Office

Woodbury

State

NJ

ZIP Code

08096

Property Information

Block(s)

111

Lot(s)

3

Qualifier

Street Address

172 LEEDS PLACE

City, Town, Post Office

WOODBURY

State

NJ

ZIP Code

08096

Seller's Percentage of Ownership

100

Total Consideration

\$132,000.00

Owner's Share of Consideration

\$132,000.00

Closing Date

6-28-24

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.

6-28-24

Date

Doris E. Thornton

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 3/2/22)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
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
0822

MUNICIPALITY OF PROPERTY LOCATION WOODBURY CITY

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 (See instructions #3 and #4 on reverse side)

Deponent, DORIS E. THORNTON, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the GRANTOR in a deed dated 6-28-24 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 111 Lot number 3 located at
172 LEEDS PLACE, WOODBURY and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$132,000.00 (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:
(See 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 (See 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.

(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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- ☐ Intercompany transfer between combined group members as part of the unitary business
☐ Combined group NU ID number (Required)

(9) 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 28 day of JUNE, 2024

Rebekah L Pratta

Doris E. Thornton
Signature of Deponent
172 Leeds Place
Woodbury, NJ 08096

DORIS E. THORNTON
Grantor Name
172 Leeds Place
Woodbury, NJ 08096

Deponent Address

Grantor Address at Time of Sale

XXX-XX-X 789
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

REBEKAH L PRATTA
Commission # 50175803
Notary Public, State of New Jersey
My Commission Expires
10/25/2026

FOR OFFICIAL USE ONLY

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

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

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 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 of Taxation website at:

<https://www.state.nj.us/treasury/taxation/lpt/localtax.shtml>