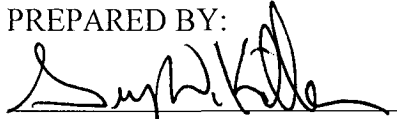


PREPARED BY:


GUY W. KILLEN, ESQUIRE

Consideration: 155,000.00 Tax/Code: S
County: 155.00 State : 327.50
NJAHF: 7.50 PHPFA : 77.50
EAA : 6.00
GenPur: .00
C)1H : .00 REALTY TOTAL: 633.50

DEED

This Deed is made on

July 29

, 2015

BETWEEN

PAUL MELICK, KAREN J. MELICK and BEATRICE TRUITT by Karen J. Melick, her Attorney-in-Fact

whose address is 228 Center Street, Mantua, New Jersey and;

120 Hemlock Drive
Gilbertsville, PA 19525

referred to as the Grantor,

AND

BERNARD F. GANSKI, JR.

whose address is

33 Salisbury Way
Sewell, NJ 08080

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 **\$155,000.00**

One Hundred Fifty Five Thousand Dollars and No Cents

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:26.A-3) Municipality of Mantua
Block No. 217 Lot No. 4 Qualifier No. Account No.

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

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

BEGINNING at the Northerly Intersection of a 66 foot wide street known as Centre Avenue and a 60 foot wide street known as Beechwood Drive; thence

(1) Along the Northwesterly line of Centre Avenue, North 58 degrees East 163.98 feet to a corner; thence

(2) Along Lot #10B Block 52 as shown on revised map of Sewell by J. Owen Carter, C.E., dated September 1922 North 32 degrees West 150 feet to a corner; thence

(3) Along the rear line of Lot #4A, Block 52, South 58 degrees West 25 feet to a corner; thence

(4) Along the Southwesterly line of Lot #4A, North 32 degrees West 30 feet to a corner; thence

60 2015 00030355



Docket: 00030355
Type: DEP Pages: 5
James N. Hogan, Gloucester County Clerk
Receipt #: 457523 11:45:49A Aug 10, 2015
Recording Fee: 20.00 DB 5352 258



DB 5352 259
DOCKET# 00030355

GIT/REP-1
(6-10)

State of New Jersey

Nonresident Seller's Tax Declaration

(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION:

Name(s) PAUL MELICK AND KAREN MELICK

Street Address 120 Hemlock Drive

City, Town, Post Office Gilbertsville State PA Zip Code 19525

PROPERTY INFORMATION (Brief Property Description):

Block(s) 217 Lot(s) 4 Qualifier _____

Street Address 228 Center Street

City, Town, Post Office Sewell State NJ Zip Code 08080

Seller's Percentage of Ownership 100 Consideration \$155,000.00 Closing Date 7/29/15

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. By checking this box ☐, I certify that the 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.

7-29-15

Date

7-29-15

Date

Paul Melick

Signature (Seller) **PAUL MELICK**

Please indicate if Power of Attorney or Attorney in Fact

Karen J. Melick

Signature (Seller) **KAREN MELICK**

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) **BEATRICE TRUITT by KAREN J. MELICK, her Attorney-in-Fact**Current Resident Address **228 Center Street**City, Town, Post Office **Mantua** State **N.J.** Code **08051****PROPERTY INFORMATION (Brief Property Description):**Block(s) **217** Lot(s) **4** QualifierStreet Address **228 Center Street**City, Town, Post Office **Sewell** State **NJ** Zip Code **08080**Seller's Percentage of Ownership **99%** Consideration **\$155,000.00** Closing Date **7/29/15****SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and 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 (see instructions).
☐ No non-like kind property received.
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.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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. By checking this box ☐ I certify that the 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.

7-29-15

Date

*Beatrice Truitt by her Attorney
in fact Karen J. Melick*Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact
BEATRICE TRUITT

Date

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

- (5) Crossing Lots #4B, 5A and 5B, Block 52 South 58 degrees West 75 feet to a corner; thence
- (6) Along the Northeasterly line of Lot #6A, South 32 degrees East 30 feet to a corner; thence
- (7) Along the rear lines of Lots #6A, 6B, 7A and 7B, Block 52 South 58 degrees West 84.93 feet to the Northeasterly line of Beechwood Drive; thence
- (8) Along the Northeasterly line of Beechwood Drive, on a curve to the right, with a radius of 404.83 feet an arc distance of 152.44 feet to the place of beginning.

Also including all lands conveyed by the Township of Mantua by An Ordinance Vacating and Extinguishing All Public Rights in and to that Portion of Public Streets in the Township of Mantua, County of Gloucester and State of New Jersey. Specifically Beechwood Drive between Centre Avenue and Essex Avenue, dated September 9, 1974 recorded on September 12, 1974 in Book 4 of Vacations, page 1.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 4 in Block 217 on the Township of Mantua Tax Map.

BEING the same land and premises which became vested in Karen J. Melick and Paul C. Melick and Beatrice Truitt, as to a Life Estate by deed from Beatrice Truitt, widow, dated January 26, 2006, recorded January 30, 2006, in the Clerk's Office of the County of Gloucester, New Jersey, in Deed Book 4154, page 32.

The street address of the Property is:

228 Center Street, Sewell, NJ 08080

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.

Witnessed or Attested by:

Ad Amnell

BY: *Paul Melick*
PAUL MELICK

Ad Amnell

BY: *Karen J. Melick*
KAREN J. MELICK

Ad Amnell

BY: *Beatrice Truitt by her Attorney-in-Fact Karen J. Melick*
BEATRICE TRUITT by her
Attorney-in-Fact
Karen J. Melick

BY: _____

STATE OF NEW JERSEY, COUNTY OF *Gloucester* SS:

I CERTIFY that on *July 29*, 2015

Paul Melick, Karen J. Melick, Beatrice Truitt by Karen J. Melick, her Attorney-in-Fact

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

- (a) was the maker of the attached Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$155,000.00.00 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:

Deborah L. O'Donnell

Print name and title below signature

Homestead Title Agency
1225 N. Broad Street, Suite 1
West Deptford, NJ 08096
(856) 848-3330

HTA 14810

DEBORAH L. O'DONNELL
Notary Public State of New Jersey
My Commission Expires March 9, 2020