

Consideration: 301,000.00 Tax/Code: S  
County: 301.00 State: 752.50  
NJAHF: 226.50 PHPFA: 150.50  
EAA: 292.30  
GenPur: .00  
C) \$1M: .00 REALTY TOTAL: 1,722.80

## Deed

This Deed is made on **July 17, 2015**

### Between

**Steven J. Betchner and Kathleen Betchner, husband and wife**

whose post office address is 7 Ethan Terrace, Woolwich, NJ 08085

referred to as the Grantor,

**and**

**William J. Becht Jr. and Heidi M. Becht, husband and wife**

whose post office address is 1 Pondview Drive, Apt. F206, Woolwich, NJ 08085

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 **Three Hundred One Thousand and 00/100 Dollars (\$301,000.00)**. The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15:1.1) Municipality of Township of Woolwich  
Block No. 3.01 Lot No. 20 Account No.

☐ No property tax identification 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 Township of Woolwich, 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)

\*60 2015 00028249\*



Prepared by Timothy McGinn, Esquire  
(Preparer signature no longer required per NJSA 46:26A-3)

Docket: 00028249  
Type: DEE Pages: 4  
James N. Hogan, Gloucester County Clerk  
Receipt #: 453400 02:08:29P Jul 27, 2015  
Recording Fee: 70.00 DB 5346 227

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)**Names(s) **Steven J. Betchner and Kathleen Betchner**

Current Resident Address:

Street: **407 Simpson Ave**  
City, Town, Post Office **Ocean City** State **NJ** Zip Code **08226****PROPERTY INFORMATION (Brief Property Description)**Block(s) **3.01** Lot(s) **20** Qualifier

Street Address:

**7 Ethan Terrace**City, Town, Post Office **Woolwich** State **NJ** Zip Code **08085**Seller's Percentage of Ownership **100** Consideration **301,000.00** Closing Date **7/17/15****SELLER 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.

**July 17, 2015**

Date

**July 17, 2015**

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

Old Republic National Title Insurance Company

Commitment Number: WJ-20038

DB 5346 229  
DOCKET# 00028249

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

ALL that certain lot piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Township of Woolwich, County of Gloucester, State of New Jersey:

BEGINNING at a point in the curved Northerly line of Ethan Terrace at the division line of Lots 20 and 21, Block 3.01 on Plan hereinafter mentioned; thence

(1) Westwardly along the curved Northerly line of Ethan Terrace, curving to the left, on a radius of 60.00 feet, an arc distance of 45.61 feet to a point in the division line of Lots 19 and 20, said Block and Plan; thence

(2) North 09 degrees 53 minutes 14 seconds West along the last mentioned division line 108.03 feet to a point; thence

(3) South 77 degrees 55 minutes 01 seconds East along the rear line of Lot 20, said Block and Plan 124.51 feet to a point in the division line of Lots 20 and 21, said Block and Plan; thence

(4) South 33 degrees 40 minutes 10 seconds West along the last mentioned division line 107.58 feet to the point and place of BEGINNING.

BEING Lot 20, Block 3.01, on Subdivision Plan-Phase II, Poplar Point of Weatherby, filed 9/10/98 as Map No. 2949.

**FOR INFORMATION ONLY:**

Block 3.01 Lot 20

Said premises is more commonly known as 7 Ethan Terrace, Woolwich, New Jersey and also know as 7 Ethan Terrace, Swedesboro, New Jersey

BEING THE SAME PREMISES Steven J. Betchner and Kathleen Betchner by deed from Fortress Pennsylvania, LLC, dated September 30, 1999, recorded October 12, 1999, in Deed Book 3045, Page 43.

The street address of the Property is: 7 Ethan Terrace, Woolwich, NJ 08085.

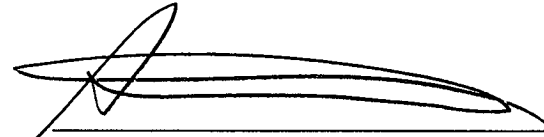
**4. Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (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).

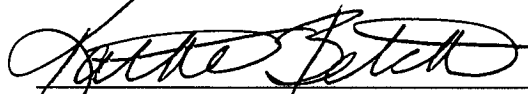
Witnessed by:

\_\_\_\_\_

\_\_\_\_\_

 {SEAL}

Steven J. Betchner

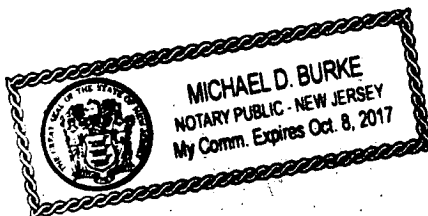
 {SEAL}

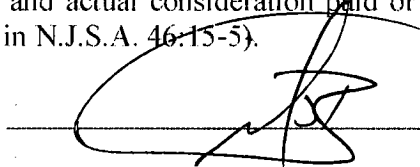
Kathleen Betchner

STATE OF NEW JERSEY, COUNTY OF Salem

I CERTIFY that on July 17, 2015, Steven J. Betchner and Kathleen Betchner 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 \$ 301,000.00 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).





(Print name and title below signature)

RECORD AND RETURN TO:  
RECORD AND RETURN TO  
WEST JERSEY TITLE AGENCY  
15 South Main Street  
Woodstown, New Jersey 08098  
WJ-20038