

Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2025 00006605*  Docket: 00006605 Type:DEE Pages:4 James N. Hogan, Gloucester County Clerk Receipt#:1217900 11:22:28A Mar 04, 2025 Recording Fee: 70.00 DB 7138 272
Official Use Only – Record & Return DREAM HOME ABSTRACT, LLC 381 EGG HARBOR RD, STE 2 SEWELL, NJ 08080 (856) 421-0501 FILE# 621-241158	Official Use Only – Realty Transfer Fee Consideration: 197,500.00 Tax/Code: S County: 197.50 State : 493.75 NJAHTF: 71.25 PHPFA : 98.75 EAA : 57.00 GenFur: .00 C)\$1M : .00 REALTY TOTAL: 918.25
Date of Document: 1/8/2025	Type of Document: DEED
First Party Name: Delores Caulk	Second Party Name: Joshua A Behr and Caitlin Behr
Additional Parties: [Enter Data]	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 75	Lot: 5
Municipality: TOWNSHIP OF DEPTFORD	
Consideration: \$197,500.00	
Mailing Address of Grantee: 8 Equitation Way, Sewell, NJ 08093	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

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

DEED

This Deed is made on January 8th, 2025, between
and Delivered January 20th, 2025

DELORES CAULK, whose address is 6809 Bent Creek Drive, Rex, Georgia 30273, referred to as the "Grantor",

and

JOSHUA A. BEHR and CAITLIN BEHR, Husband and Wife, whose address is 8 Equitation Way, Sewell, New Jersey 08080, referred to as "Grantee",

The Grantor grants and conveys ownership of the property described below to the Grantee for the sum of **One Hundred Ninety Seven Thousand Five Hundred and 00/100 Dollars (\$197,500.00)**.

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

The property being transferred is known as **35 Magnolia Street, Westville, New Jersey 08093**.

Tax Map Reference: It is identified as Block 75, Lots 5 and 22 on the Official Tax Map of the Township of Deptford, County of Gloucester and State of New Jersey. The legal description is:

ALL THAT CERTAIN lots, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Deptford, County of Gloucester and State of New Jersey, being more particularly described as follows:

BEGINNING at a point in the Southwesterly line of Magnolia Street (formerly Spruce Street), distance 200.00 feet Southeastwardly from the intersection of the Southwesterly line of Magnolia Street with the Southeasterly line of Grace Avenue (formerly Grand Avenue), said beginning point being in the division line between Lots 102 and 103 on plan hereinafter mentioned; thence

(1) South 38 degrees West at right angles with Magnolia Street (formerly Spruce Street), along said division line between Lots 102 and 103 said plan a distance of 125.00 feet to a point; thence

(2) South 52 degrees East parallel with Magnolia Street (formerly Spruce Street), a distance of 80.00 feet to a point in the division line between Lots 104 and 105 said plan; thence

(3) North 38 degrees East parallel with the second course, a distance of 125.00 feet to a point in the Southwesterly line of Magnolia Street (formerly Spruce Street); thence

GIT/REP-1
(10-21)

State of New Jersey
Nonresident Seller's Tax Declaration

(Print or type)

Seller's Information

Name(s)

DELORES CAULK

Current Street Address

6809 BENT CREEK DRIVE

City, Town, Post Office

REX

State

GA

ZIP Code

30273

Property Information

Block(s)

75

Lot(s)

5th 22

Qualifier

Street Address

35 MAGNOLIA STREET

City, Town, Post Office

WESTVILLE (DEPTFORD TOWNSHIP)

State

NJ

ZIP Code

08093

Seller's Percentage of Ownership

100

Total Consideration

197,500.00

Owner's Share of Consideration

197,500.00

Closing Date

1/30/25

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 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.

January 8, 2025
Date

DeLores Caulk
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Cut Along Dotted Line

274

DB 7138
DUCKET: 00006605

(4) North 52 degrees West along the said Southwesterly line of Magnolia Street (formerly Spruce Street), a distance of 80.00 feet to the point and place of BEGINNING.

BEING known and designated as Lots 103 and 104 as shown on a certain map entitled "Building Lots in Woodbury Park" filed with the Gloucester County Clerk's Office on May 9, 2001 as filed map no. 3195.

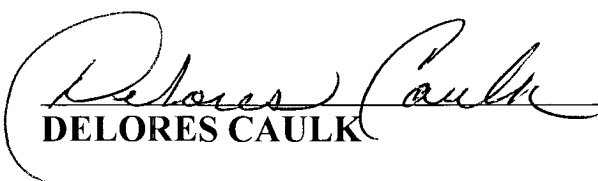
BEING known and designated as Lot 251 as shown on a certain map entitled, "Plan No. 2 of Oak View," filed in the Gloucester County Clerk's/Register's Office on March 26, 1924 as Map # 937.

BEING the same land and premises which became vested in Delores Caulk by deed from Naomi Caulk, dated September 29, 2003, recorded October 6, 2003 in the Gloucester County Clerk's/Register's Office in Deed Book 3667, Page 13.

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.

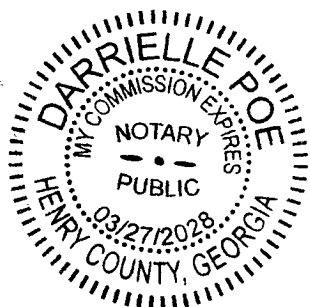
Witnessed:

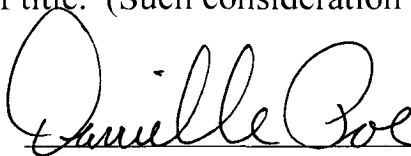

DELORES CAULK

STATE OF Georgia
COUNTY OF Henry SS:

I certify that on January 8th, 2025, **DELORES CAULK**, 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 \$197,500.00 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)