

PREPARED BY: DAVID A. WOLLMAN, ESQ.
Preparer signature no longer required by NJSA 46:26A

DEED

THIS DEED is made on the 29 day of July, 2015 between

ADRIANE B. COSSROW,

508 Steeplechase Court
Deptford, New Jersey 08096

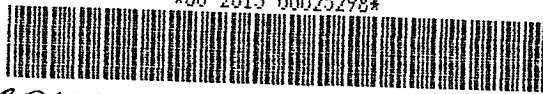
Grantor(s)

AND

PAUL MEDANY,

322 BURKE AVENUE
DEPTFORD NJ
08096

60 2015 00025298



Grantee(s)

In return for the payment to the Grantor(s) by the Grantee(s) of **ONE HUNDRED THIRTY THREE THOUSAND DOLLARS (\$133,000.00)**, the Grantor(s) grant and convey to Grantee(s) all of the land and premises located in the Township of Deptford, County of Gloucester and State of New Jersey and being further described as follows:

BEING known and designated as Unit No. 508 in Building K in "Steeplechase at Locust Grove Farm, a Condominium", together with an undivided 0.39683 percentage interest in and to the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, provisions, covenants, restrictions, easements and other matters contained in the Master Deed for said Steeplechase at Locust Grove Farm, a Condominium, which Master Deed was dated January 2, 1989 in the Clerk's Office of the County of Gloucester in Book 1824 Page 155; amended in Deed Book 3233, Page 236, as the same may hereafter be lawfully amended.

Being Lot 1 Qualifier C0508, Block 5.03 as shown on the Official Tax Map of the Township of Deptford, County of Gloucester, State of New Jersey.

Mailing Address is 508 Steeplechase Court, Deptford New Jersey 08096-6814.

BEING the same land and premises which became vested in **ADRIANE B. COSSROW, Unmarried** by Deed from **K. JACK HERING**, dated July 3, 2012, recorded September 6, 2012 in the Gloucester County Clerk's/Register's Office in Deed Book 4997, Page 1.

The Grantor(s) have received full payment from the Grantee(s).

Consideration:	133,000.00	Tax/Code:	S
County:	133.00	State:	332.50
NJAHF:	.00	PHPFA:	66.50
EAA:	.00		
GenPur:	.00		
C)\$1M:	.00	REALTY TOTAL:	532.00

21331775
RECORD & RETURN TO:
FOUNDATION TITLE, LLC
57 EUCLID STREET
WOODBURY, NJ 08096
(856) 853-0083



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)

Adriane Cossrow

Current Resident Address:

Street: 508 Steeplechase Ct

City, Town, Post Office

Deptford

State

NJ

Zip Code

08096

PROPERTY INFORMATION (Brief Property Description)

Block(s)

BLOCK

Lot(s)

Qualifier

Street Address:

508 Steeplechase Court

City, Town, Post Office

Deptford

State

NJ

Zip Code

08096

Seller's Percentage of Ownership

Consideration

\$ 133,000.00

Closing Date

6/29/15

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.

Date

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

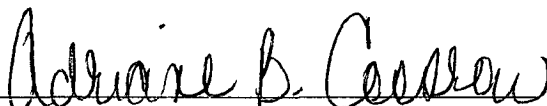
Promises by Grantor(s). The Grantor(s) promise that Grantor(s) have done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor(s) have not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantors).

The Grantor(s) sign this Deed on the first date above. If the Grantor is a corporation, this deed is signed by its corporate officers and its corporate seal is affixed.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF OR ATTESTED BY:



Witness



ADRIANE B. COSSROW

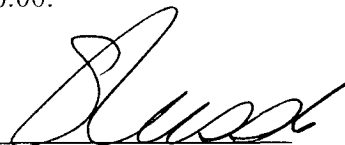
CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

STATE OF NJ :
COUNTY OF Gloucester ss:

I am a NOTARY, an officer authorized to take acknowledgments and proofs in this State.

On 6/29, 2015, ADRIANE B. COSSROW, appeared before me in person. *(If more than one person appears, the words "this person" shall include the names of all who appeared before me and made this acknowledgment).* I am satisfied that this person is the person named in and who signed this Deed. This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the purposes and uses expressed in this Deed.

This person acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, C.49, 1(c), is \$133,000.00.



SHARON L. KESSLER
Notary Public of New Jersey
My Commission Expires September 18, 2018