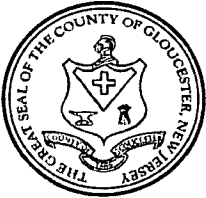


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode00036436*  Docket: 00036436 Type:DEE Pages:6 James N. Hogan, Gloucester County Clerk Receipt#:1144025 02:18:21P Dec 08,2023 Recording Fee: 90.00 DB 6945 246
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 1.00 Tax/Code: E County: .00 State : .00 NJAHF: .00 PHPFA : .00 EAA : .00 GenPur: .00 C)>1M : .00 REALTY TOTAL: .00
Date of Document: December 8, 2023	Type of Document: Deed
First Party Name: Paul Medany 322 Burke Avenue Deptford, NJ 08096	Second Party Name: Patrick Medany 1057 Madison Avenue Deptford, NJ 08096
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 5.03	Lot: 1
Municipality: Deptford	
Consideration: \$1.00	
Mailing Address of Grantee: 1057 Madison Avenue, Deptford, NJ 08096	

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

QUITCLAIM DEED

This Deed was prepared by:

Albert K. Marmero, Esq.
Marmero Law, LLC
44 Euclid Street
Woodbury, NJ 08096

DATE This Deed is made on December 8, 2023 between:

PARTIES **Paul Medany**
322 Burke Avenue
Deptford, New Jersey 08096

Hereinafter referred to as the **GRANTOR**; and

Patrick Medany
1057 Madison Avenue
Deptford, New Jersey 08096

Hereinafter referred to as the **GRANTEE**.

(The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed).

CONSIDERATION In return for the payment to the Grantor by the Grantee of **ONE-DOLLAR AND 00/100 (\$1.00)**, the Grantor grants and conveys to the Grantee all of that certain lot, piece, or parcel of ground situated in the Township of Deptford, County of Gloucester, and State of New Jersey, specifically described as follows:

DESCRIPTION OF LAND The Property is described as Block 5.03 Lot 1, Qualifier C0508 on the Tax Maps of the Township of Deptford, Gloucester County, and commonly known as 508 Steeplechase Court.

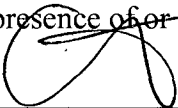
Being the same Property as acquired by deed from Adriane B. Cossrow in a deed dated June 29, 2015 and recorded in the Gloucester County Clerk's Office on July 7, 2015 in Book 5339, Page 226.

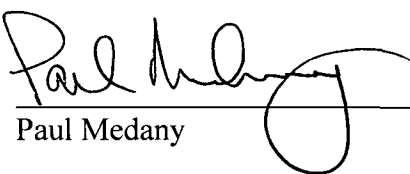
MUNICIPAL LOT AND BLOCK DESIGNATION (N.J.S.A. 46:15) Township of Deptford, **Block 5.03, Lot 1, Qualifier C0508** from the current official Tax Maps of the Township of Deptford, Gloucester County.

RECEIPT OF CONSIDERATION The Grantor hereby acknowledges receipt of the full consideration from the Grantee.

SIGNATURE OF GRANTOR The Grantor signs 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:





Paul Medany

Seller's Information

Name(s)
Paul Medany

Current Street Address
322 Burke Avenue

City, Town, Post Office

Deptford

State

NJ

ZIP Code

08096

Property Information

Block(s)

5.03

Lot(s)

1

Qualifier

CO508

Street Address

508 Steeplechase Court

City, Town, Post Office

Deptford

State

NJ

ZIP Code

08096

Seller's Percentage of Ownership

100

Total Consideration

1.00

Owner's Share of Consideration

100

Closing Date

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.

12/8/23

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

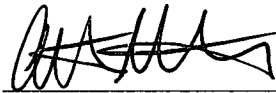
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY :
: ss
COUNTY OF GLOUCESTER :

I CERTIFY that on December 8, 2023, Paul Medany came before me in person and stated to my satisfaction that he:

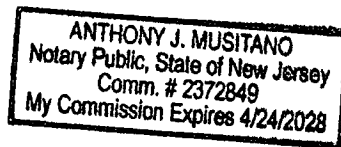
- (a) made the attached Deed; and
- (b) signed, sealed and delivered this Deed as his act and deed; and
- (c) made this Deed for \$1.00 actual consideration (as consideration is defined in N.J.S.A. 46:15-5).



(Print name and title below signature)

Dated: 12/8/2023

My Commission Expires:



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

0802

SS. County Municipal Code

MUNICIPALITY OF PROPERTY LOCATION Deptford

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, Paul Medany, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantor in a deed dated December 8, 2023 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 5.03 Lot number 1 located at
508 Steeplechase Court, Deptford and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$1.00 (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.

(a) Consideration less than \$100.00 BETWEEN PARENT AND CHILD

(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 8 day of December, 2023
[Signature]

ANTHONY J. MUSITANO
Notary Public, State of New Jersey
Comm. # 2372849
My Commission Expires 4/24/2028

Paul Medany
Signature of Deponent
322 Burke Avenue
Deptford, NJ 08096
Deponent Address
xxx-xx-x 979
Last three digits in Grantor's Social Security Number
Grantor Name
322 Burke Avenue
Deptford, NJ 08096
Grantor Address at Time of Sale
N/A
Name/Company of Settlement Officer

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>

DE 6945
DOCKET# 00036436

250

DEED	Record and return to:
Paul Medany	Patrick Medany
to	1057 Madison Avenue
Patrick Medany	Deptford, NJ 08096