



E-recorded

DOCKET#:4830 Type:ERX-Deed
PAGES:6

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1092955 03:04:38 PM

02/17/2023
DB 6815 18

Fee:\$ 80.00

CONSIDERATION:\$ 1.00 Tax/Code:EXEMPT

COUNTY:	0.00	STATE :	0.00
NJAHTF :	0.00	EAA :	0.00
PHPFA :	0.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$.00

GRANTEE ADDRESS: 4 TAMPICO TERRACE

WEST DEPTFORD
NJ -08096

DOCUMENT DATE: 02/10/2023

MUNICIPALITY: WOODBURY BLOCK: 38 LOT: 9.01

PARTIES:

FIRST PARTY-CUSTOM CUTS CONSTRUCTION
SECOND PARTY-CUSTOM CUTS CONSTRUCTION LLC

RECORD & RETURN TO:
SIMPLIFILE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

GLOUCESTER COUNTY RECORDING DATA PAGE
HONORABLE JAMES N. HOGAN, COUNTY CLERK

BARGAIN AND SALE DEED

Prepared by: **GARY W. STUHLTRAGER, ESQ.**

Date This Deed is made on **February 10** 2023 between

Parties Grantor: **CUSTOM CUTS CONSTRUCTION,**
4 Tampico Terrace, West Deptford, NJ 08096

and

Grantee: **CUSTOM CUTS CONSTRUCTION LLC**
4 Tampico Terrace, West Deptford, NJ 08096

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

Consideration In return for the payment to them of ONE Dollars (\$1.00).

Conveyance the Grantor grants and conveys to the Grantee all of the land located in the **CITY of WOODBURY, COUNTY of GLOUCESTER and STATE OF NEW JERSEY**, specifically described as follows:

Municipal Lot and Block The land is now designated as Lot **9.01** in Block **38** on the municipal tax map.

Description of Land Beginning at a point in the Northeasterly line of Queen Street (50 feet wide) distant 243.71 feet Northwestwardly from the intersection of the Northeasterly line of Queen Street with the Northwesterly line of South Jackson Street (50 feet wide) and extends; thence
(1) North 74 degrees 50 minutes West, along the Northeasterly line of Queen Street, distant 52.00 feet to a point in the division line between Lots 3 and 9A, Block 38 on the Tax Map of the City of Woodbury; thence
(2) North 15 degrees 10 minutes East, along said division line, distant 197.29 feet to a point in line of lands now or formerly of the Beth Israel Congregation; thence
(3) South 85 degrees 34 minutes East, along said lands, distant 52.93 feet to a point in the division line between Lots 9 and 9A, Block 38, said map; thence
(4) South 15 degrees 10 minutes West, along said division line, distant 207.15 feet to the point and place of beginning.

The above includes that part or portion of a 20 feet wide strip of land formerly known as Glover's Lane, now vacated.

Commonly known as 228 Queen Street, Woodbury, NJ 08096.

BEING the same land and premises which became vested in John J. Bolton Sr., and Rita A. Bolton by deed from John G. Powers and Julia L. Powers, his wife, dated August 17, 1987, recorded August 26, 1987 in the Gloucester Clerk's Office in Deed Book 1646, Page 342.

The said John J. Bolton Sr. departed this life on November 25, 2011, while still married to Rita A. Bolton whereupon title became vested in Rita A. Bolton, His Wife by Right of Survivorship.

Custom Cuts Construction by deed from Rita A. Bolton, Single, dated March 10, 2022, recorded March 16, 2022 in the Gloucester Clerk's Office in Deed Book 6645, Page 33.

The said Custom Cuts Construction has also been known as Custom Cuts Construction LLC.

This is a deed of correction to put title in the name of Custom Cuts Construction LLC.

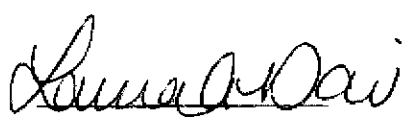
Covenant as to Grantor's Acts The Grantor covenants that the Grantor has done no act to encumber the land.

Receipt of Consideration The Grantor has received the full payment from the Grantee.

Signature of Grantor The Grantor signs this Deed on the first date above.

Signed, sealed and delivered in the presence of or attested by:

CUSTOM CUTS CONSTRUCTION




BY: **EVAN STIGALE** Member

BY: _____ Member

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
CUSTOM CUTS CONSTRUCTION

Current Street Address
4 TAMPICO TERRACE

City, Town, Post Office
WEST DEPTFORD

State
NJ

ZIP Code
08096

Property Information

Block(s)
38

Lot(s)
9.01

Qualifier

Street Address
228 QUEEN STREET

City, Town, Post Office
WOODBURY

State
NJ

ZIP Code
08096

Seller's Percentage of Ownership
100

Total Consideration
\$1.00

Owner's Share of Consideration
\$1.00

Closing Date
2/10/2023

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.

2/10/23
Date

En Sam
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

GUAN Shigale, MEMBER
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 3/2/22)
MUST SUBMIT IN DUPLICATE

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 } SS. County Municipal Code
0822

MUNICIPALITY OF PROPERTY LOCATION WOODBURY

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, EVAN STIGALE, being duly sworn according to law upon his/her oath,

(Name)
deposes and says that he/she is the GRANTOR in a deed dated _____ transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 38 Lot number 9.01 located at

228 QUEEN STREET WOODBURY

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. FOR CONSIDERATION LESS THAN \$100

(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 10 day of Feb, 20 23

Laura A. David

LAURA A. DAVID
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 11/14/2027
COMMISSION: #50072028

x Ev Stigale
Signature of Deponent
4 Ramapo Terrace
Deponent Address
Westbury, NJ

XXX-XX-X 711

Last three digits in Grantor's Social Security Number

CUSTOM CUTS CONSTRUCTION

Grantor Name
4 RAMPO TERRACE
WEST DEPTFORD NJ

Grantor Address at Time of Sale

Foundation title
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/rpt/localtax.shtml>

CERTIFICATION OF ACKNOWLEDGMENT BY LLC

State of New Jersey, County of *Gloucester*

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

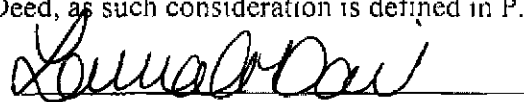
On *February 10*, 2023

EVAN STIGALE

Member(s) of the aforesaid Limited Liability Company appeared before me.

I am satisfied that this person(s) is the person(s) named in and who signed this Deed. This person(s) acknowledged signing, sealing and delivering this Deed as this person's act and deed for the uses and purposes expressed in this Deed.

This person also 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, Section 1(c), is \$1.00.



RECORD AND RETURN TO:
FOUNDATION TITLE, LLC
57 EUCLID STREET
WOODBURY NJ 08096

213-211923