



E-recorded

DOCKET#:12129 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1031759 08:47:26 AM

03/16/2022
DB 6645 33

Fee:\$ 70.00

CONSIDERATION:\$ 42,700.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	43.00	STATE :	107.50
NJAHTF :	0.00	EAA :	0.00
PHPFA :	21.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 172.00

GRANTEE ADDRESS: 4 TAMPICO TERRACE

WEST DEPTFORD
NJ -08096

DOCUMENT DATE: 03/10/2022

MUNICIPALITY: WOODBURY BLOCK: 38 LOT: 9.01

PARTIES:

FIRST PARTY-RITA A BOLTON
SECOND PARTY-CUSTOM CUTS CONSTRUCTION

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

PREPARED BY: DAVID A. WOLLMAN, ESQ.
Preparer signature no longer required by NJSA 46:26A-3

DEED

THIS DEED is made on the 10 day of March, 2022 between

RITA A. BOLTON, Single

4319 Sylvan Terrace
Pennsauken, New Jersey 08110

Grantor(s)

AND

CUSTOM CUTS CONSTRUCTION,

4 Tampico Terrace
West Deptford, New Jersey 08096

Grantee(s)

In return for the payment to the Grantor(s) by the Grantee(s) **FORTY TWO THOUSAND SEVEN HUNDRED DOLLARS (\$42,700.00)**, the Grantor(s) grant and convey to Grantee(s) all that certain parcel of land situate in the City of Woodbury, County of Gloucester and State of New Jersey and being further described as follows:

BEING known as Block 38, Lot 9.01 as shown on the Official Tax Map of the City of Woodbury City.

The mailing address of the premises is 228 Queen Street, Woodbury, New Jersey 08096.

Beginning at a point in the Northeasterly line of Queen Street (50.00 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 (50.00 feet wide) and extends; thence

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

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Rita A. Bolton

Current Street Address

4319 Sylvan Terrace

City, Town, Post Office

Pennsauken

State

NJ

ZIP Code

08110

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

\$42,700.00

Owner's Share of Consideration

\$42,700.00

Closing Date

3/10/2022

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.

03-10-2022

Date

Rita A. Bolton

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

- (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 20.00 feet wide strip of land formerly known as Glover's Lane, now vacated.

BEING known as 228 Queen Street, Woodbury City, Gloucester County, State of New Jersey.

BEING known as Block 38, Lot 9.01 as shown on the Official Tax Map of the City of Woodbury City.

The mailing address of the premises is 228 Queen Street, Woodbury, New Jersey 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/Register'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.

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

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 Grantor(s)).

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 affix

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

Laura A. David

Witness

Rita A. Bolton

RITA A. BOLTON

CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

STATE/Commonwealth of NJ

:

COUNTY OF Gloucester

SS:

:

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

On March 10, 2022, **RITA A. BOLTON**, 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 \$42,700.00.

Laura A. David

Notary Public

Laura A. David

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

