



E-recorded

DOCKET#:486 Type:ERX-Deed
PAGES:7

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1016400 01:17:34 PM

01/04/2022
DB 6606 157

Fee:\$ 90.00

CONSIDERATION:\$ 174,400.00 Tax/Code:BLIND/DIS/LOW INC UNDER 350K

COUNTY:	174.50	STATE :	0.00
NJAHTF :	36.75	EAA :	0.00
PHPFA :	0.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 211.25

GRANTEE ADDRESS: 601 CANTEBURY AVENUE

PITMAN
NJ -08071

DOCUMENT DATE: 10/28/2021

MUNICIPALITY: PITMAN BLOCK: 204 LOT: 5

PARTIES:

FIRST PARTY-JEFFREY L STAHL
SECOND PARTY-WILLIAM EDWARDS JR

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.

J# 21NJ03931

Preparer signature no longer required by NJSA 46:26A-3

CHARGE, RECORD RETURN

TRIDENT LAND TRANSFER CO, NJ

7000 LINCOLN DRIVE EAST

SUITE 105

MARLTON, NJ 08053

DEEDTHIS DEED is made on the 28 day of October, 2021 between**JEFFREY L. STAHL,**~~504 Birch Avenue~~ 101 Market Street Apt 409.
~~Pitman, New Jersey 08071~~ Gloucester City NJ 08030

Grantor(s)

AND

WILLIAM EDWARDS, JR. and DEBBIE EDWARDS,

Husband and wife

~~504 Birch Avenue~~ 601 Canterbury Avenue
Pitman, New Jersey 08071

Grantee(s)

In return for the payment to the Grantor(s) by the Grantee(s) of **ONE HUNDRED SEVENTY FOUR THOUSAND FOUR HUNDRED DOLLARS (\$174,400.00)**, the Grantor(s) Grant and convey to Grantee(s) all that certain parcel of land situate in the Borough of Pitman, County of Gloucester and State of New Jersey and being further described as follows:

Being known as Block 204, Lot 5 as shown on the Official Tax Map of the Borough of Pitman.

Commonly known as 504 Birch Avenue, Pitman, New Jersey 08071.

BEGINNING at a point in the Northwestern line of Birch Avenue distant 85.00 feet Southwestwardly from the Southwesterly end of the curve connecting the Northwestern line of Birch Avenue with the Southwesterly line of Hudson Avenue, said connecting curve having a radius of 25.00 feet, said point being in the Northeasterly boundary line of Plan hereinafter mentioned; thence

- (1) South 71 degrees 23 minutes 02 seconds West along the Northwestern line of Birch Avenue, 80.00 feet to the division line between Lots 5 and 6, Block 204, said Plan; thence

EXHIBIT "A"

The land referred to in this Commitment is described as follows:

LAND AND PREMISES situate in the Borough of Pitman, County of Gloucester and State of New Jersey as follows:

BEGINNING at a point in the Northwestern line of Birch Avenue distant 85 feet Southwestwardly from the Southwesterly end of the curve connecting the Northwestern line of Birch Avenue with the Southwesterly line of Hudson Avenue, said connecting curve having a radius of 25 feet, said point being in the Northeasterly boundary line of plan hereinafter mentioned; thence

(1) South 71 degrees 23 minutes 02 seconds West along the Northwestern line of Birch Avenue, 80 feet to the division line between Lots 5 and 6, Block 204, said plan; thence

(2) North 18 degrees 36 minutes 58 seconds West along the division line between Lots 5 and 6, Block 204, said plan, 157.94 feet to the division line between Lots 5 and 14, Block 204, said plan; thence

(3) North 71 degrees 23 minutes 02 seconds east along the division line between Lot 5 and 14, Block 204 said plan, 80 feet to the Northeasterly boundary line of said plan; thence

(4) South 18 degrees 36 minutes 58 seconds East along said boundary line of said plan, 157.94 feet to the place of BEGINNING.

BEING LOT 5 IN BLOCK 204 PLAN OF ALCYON MANOR, SECTION 3 filed in Gloucester County Clerk's Office filed October 26, 1965 as map #623.

TAX NOTE: Being known as Block 204, Lot 5 on the official tax map (For informational purposes only).

- (2) North 18 degrees 36 minutes 58 seconds West along the division line between Lots 5 and 6, Block 204, said Plan, 157.94 feet to the division line between Lots 5 and 14, Block 204, said Plan; thence
- (3) North 71 degrees 23 minutes 02 seconds East along the division line between Lot 5 and 14, Block 204 said Plan, 80.00 feet to the Northeasterly boundary line of said Plan; thence
- (4) South 18 degrees 36 minutes 58 seconds East along said boundary line of said Plan, 157.94 feet to the place of BEGINNING.

BEING Lot 5 in Block 204 Plan of Alcyon Manor, Section 3 filed in Gloucester County Clerk's Office filed October 26, 1965 as Map #623.

Being known as Block 204, Lot 5 as shown on the Official Tax Map of the Borough of Pitman.

BEING the same land and premises which became vested in **JEFFREY L. STAHL and MARILYN STAHL** by Deed from **LOUIS J. STAHL and DOTHY E. STAHL, His Wife**, dated February 17, 1987 and recorded February 25, 1987 in the Gloucester County Clerk's Office in Deed Book 1584, Page 299 .

AND the said **MARILYN STAHL** departed this life on March 7, 2016, a resident of Pitman, wherein and whereby title became vested in **JEFFREY L. STAHL**, Her Husband, by Right of Survivorship.

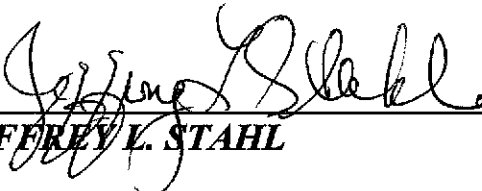
The Grantor(s) have received full payment from the Grantee(s).

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 affixed.

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

Witness



JEFFREY L. STAHL

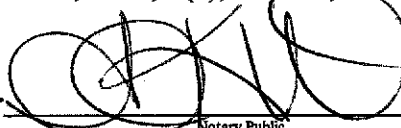
CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

STATE/COMMONWEALTH OF NY :
COUNTY OF Gloucester . SS:
:

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

On October 28 , 2021, **JEFFREY L. STAHL**, 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 \$174,400.00.



Notary Public

STACIE K VAZQUEZ
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 3, 2025

GIT/REP-3

(2-21)

(Print or type)

State of New Jersey

Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Jeffrey L Stahl

Current Street Address:

504 Birch Avenue 101 Maizket Street 409

City, Town, Post Office Box

Pitman Gloucester City

State

New Jersey

ZIP Code

08071 08030

Property Information

Block(s)

204

Lot(s)

5

Qualifier

Street Address:

504 Birch Avenue

City, Town, Post Office

Pitman

State

New Jersey

ZIP Code

08071

Seller's Percentage of Ownership

100%

Total Consideration

\$174,400.00

Owner's Share of Consideration

\$174,400.00

Closing Date

October 28, 2021

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.

10-28-2021

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 7/14/10)
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
08015

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

*Use symbol "C" to indicate that fee is exclusively for county use.

MUNICIPALITY OF PROPERTY LOCATION Borough of Pitman

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Stacie Varquez, being duly sworn according to law upon his/her oath,(Name)
deposes and says that he/she is the Settlement Officer in a deed dated 10/28/2021 transferring

(Grantor, Legal Representative, Corporate Officer, Officer of the Title Company, Lending Institution, etc.)

real property identified as Block number 204 Lot number 5 located at
504 Birch Avenue, Pitman and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$ 174,400.00 (See 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:

(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 valuation. If Director's Ratio is equal to or in excess of 100%, the assessed valuation will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (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.

(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)

☐ 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, #12 on reverse side)

☐ Entirely new improvement☐ Not previously occupied.☐ Not previously used for any purpose.☐ "NEW CONSTRUCTION" printed clearly at top of first page of deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

☐ 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) 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 4th day of JANUARY, 2022E. PalmerSignature of Deponent
Jeffrey L. Stahl and spouse, if any
157 Bridgeport Pike
Mullins Hill, NJ 08062

Deponent Address

xxx-xxx-0000

Last three digits in Grantor's Social Security Number

Jeffrey L. Stahl and spouse, if any

Grantor Name

504 Birch Avenue

Pitman, NJ 08071

Grantor Address at Time of Sale

Trident Land Transfer Company LP

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation, Department of the Treasury has prescribed this form, as required by law, and it 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's website at:

www.state.nj.us/treasury/taxation/rtf/localtax.htmERIN A. PALMER
ID # 50085953
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires July 10, 2023

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: