



E-recorded

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PAGES:5

HONORABLE JAMES N. HOGAN  
GLOUCESTER COUNTY CLERK  
RECEIPT#: 903550      12:39:23 PM

07/20/2020  
DB 6310 160

Fee:\$      70.00

CONSIDERATION:\$ 305,000.00      Tax/Code: STANDARD UNDER 350K

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|          |        |          |        |
|----------|--------|----------|--------|
| COUNTY:  | 305.00 | STATE :  | 762.50 |
| NJAHTF : | 232.50 | EAA :    | 301.50 |
| PHPFA :  | 152.50 | GEN PURP | 0.00   |
| 1% OVER: | 0.00   |          |        |

REALTY TOTAL: \$ 1,754.00

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GRANTEE ADDRESS: 115 FRANKLIN DRIVE

MULLICA HILL  
NJ -08062

DOCUMENT DATE: 05/28/2020

MUNICIPALITY: HARRISON      BLOCK: 57.02      LOT: 12

**PARTIES:**

FIRST PARTY-ROBERT E JOHNSON JR  
ADDITIONAL PARTY-JENNIFER C CAYER-JOHNSON  
SECOND PARTY-JAMES M TOLE

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: Robert A. Gleaner, Esq.  
Robert A. Gleaner, Esq.

## **DEED**

This Deed is made on May 28, 2020, between

**Robert E. Johnson, Jr. and Jennifer C. Cayer-Johnson, h/w**  
whose address is 115 Franklin Drive, Mullica Hill, NJ 08062  
referred to as the Grantor, and

**James M. Tole**

whose post office address is  
referred to as the Grantees.

*115 Franklin Drive  
Mullica Hill NJ 08062*

The words "Grantor" and Grantee" shall mean all Grantors and all Grantees listed above.

**TRANSFER OF OWNERSHIP.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of THREE HUNDRED FIVE THOUSAND DOLLARS (\$305,000). The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** (N.J.S.A 46:15-2.1) Township of Harrison, County of Gloucester, State of New Jersey, Block No. 57.02, Lot No. 12.

☐ No property tax identification number is available on the date of this deed. (Check box if applicable)

**PROPERTY.** The property consists of the land and all the buildings and structures on the land in the Township of Harrison, County of Gloucester, and State of New Jersey. The legal description is:

**SEE ATTACHED EXHIBIT "A"**

COMMONLY KNOWN AS: 115 Franklin Drive, Mullica Hill, NJ 08062

BEING the same lands and premises conveyed to Robert E. Johnson, Jr. and Jennifer C. Cayer-Johnson, husband and wife, by Deed from Arthur Nemitz and Monica Nemitz, husband and wife, dated September 30, 2015, recorded October 5, 2015, in Deed Book 5376, Page 326 in the Gloucester County Clerk's/Register's Office.

SUBJECT to any operative easements, agreements, covenants, conditions, reservations, and restrictions of record and such state of facts as an accurate survey or inspection of the premises would disclose.

213-143262

## LEGAL DESCRIPTION

All that certain tract or parcel of land, situated, lying and being in Harrison Township, County of Gloucester, and State of New Jersey, more particularly described as follows:

BEGINNING at a point, a concrete monument set on the Easterly side of Ridgeway Lane (50 feet wide) which point is measured along the arc of a circle curving to the right having a radius of 20 feet the arc distance of 32.50 feet from a point on the Northerly side of Franklin Drive (50 feet wide); thence from said point of beginning extending along the Easterly side of Ridgeway Lane, aforesaid, North 05 degrees 49 minutes 40 seconds East 119.09 feet to a point, a corner of Lot 1 on said Plan; thence extending along the same South 87 degrees 16 minutes 43 seconds East 178.52 feet to a point, a corner of Lot 11 on said Plan; thence extending along the same South 02 degrees 43 minutes 17 seconds West 140 feet to a point on the Northerly side of Franklin Drive, aforesaid; thence extending along the same 2 following courses and distances, viz:

- (1) North 87 degrees 16 minutes 43 seconds West 165 feet to a point of curve in same; and
- (2) Along the arc distance of 32.50 feet to a concrete monument set on the Easterly side of Ridgeway Lane, the first mentioned point and place of BEGINNING.

## NOTE FOR INFORMATION:

BEING known as 115 Franklin Drive, Harrison Township, Gloucester County, State of New Jersey, Block 57.02, Lot 12 on the tax map of Harrison Township.

NOTE FOR INFORMATION: The mailing address of the premises is 115 Franklin Drive, Mullica Hill, NJ 08062.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

GIT/REP-3  
(8-19)

(Print or Type)

# State of New Jersey

## Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)

Robert E. Johnson, Jr. and Jennifer C. Cayer-Johnson, h/w

Current Street Address

115 Franklin Drive

City, Town, Post Office

Mullica Hill

State

NJ

ZIP Code

08062

**Property Information**

Block(s)

57.02

Lot(s)

12

Qualifier

Street Address

115 Franklin Drive

City, Town, Post Office

Mullica Hill

State

NJ

ZIP Code

08062

Seller's Percentage of Ownership

100%

Total Consideration

305,000.00

Owner's Share of Consideration

305,000.00

Closing Date

5/29/20

**Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 14 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.

Date

5/29/20

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

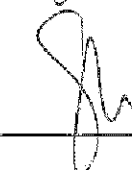
Signature (Seller)

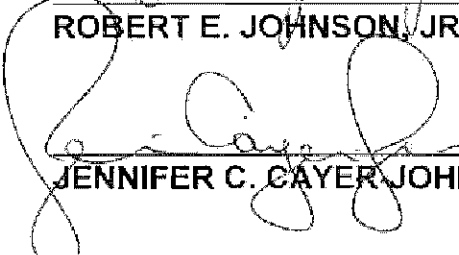
Indicate if Power of Attorney or Attorney in Fact

**PROMISES BY GRANTOR.** The Grantor promises that the Grantor has 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 has 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).

**SIGNATURES.** The Grantor signs this Deed as of the date at the top of the first page.

WITNESSED BY:

  
\_\_\_\_\_  
  
\_\_\_\_\_

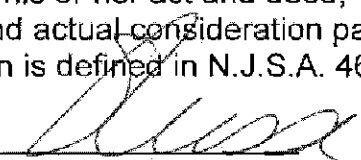
  
\_\_\_\_\_  
ROBERT E. JOHNSON, JR.  
  
\_\_\_\_\_  
JENNIFER C. CAYER JOHNSON

STATE OF NEW JERSEY

COUNTY OF *Gloucester* ss.:

I CERTIFY that on May *28*, 2020, Robert E. Johnson, Jr. and Jennifer C. Cayer-Johnson, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$305,000 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

  
\_\_\_\_\_  
Sharon L Kessler

RECORD AND RETURN TO:

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

SHARON L. KESSLER  
Notary Public of New Jersey  
My Commission Expires September 18, 2023