

Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2024 00039211*  Docket: 00039211 Type: DEP Pages: 4 James N. Hogan, Gloucester County Clerk Receipt #: 1206205 11:48:19A Dec 30, 2024 Recording Fee: 70.00 DB 7112 170
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 180,000.00 Tax/Code: S County: 180.00 State: 450.00 NJAHTF: 45.00 PHPFA: 90.00 EAA: 36.00 GenPur: .00 C)\$1M: .00 REALTY TOTAL: 801.00
Date of Document: ON THE 30th DAY OF October 2024	Type of Document: DEED
First Party Name: Vora Johnson	Second Party Name: Leova L, LLC
Additional Parties: [Enter Data]	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 54	Lot: 14-17
Municipality: Glassboro	
Consideration: \$180,000.00	
Mailing Address of Grantee: 1030 Lindenberg Drive, Apt B Peptford, 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:

R+R
Foundation Title, LLC
601 Route 73 North
Ste. 201
Marlton, NJ 08053

Prepared by: David A Wollman, Esquire

DEED
(Bargain and Sale)

This Deed is made on October 30, 2024

BETWEEN

Vora Johnson fka Vora Smith

whose address is: 1424 Woodbridge Drive, Atlanta, GA 30339

referred to as the

Grantor.

AND

Leova L, LLC

whose address is: 1030 Lindberg Drive Apt. B, Deptford, NJ 08096

referred to as the

Grantee.

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

TRANSFER OF TITLE. The grantor does hereby grant and convey the property described below to the Grantee.

CONSIDERATION This transfer of ownership is made for the sum and consideration of **\$180,000.00**. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. The property located in the Municipality of **Glassboro Borough Block No. 54, Lot No. 14-17; Account No.**

PROPERTY DESCRIPTION. The property consists of all the land, buildings, structures and improvements contained on the property, and is located in: **Glassboro Borough, Gloucester County, State of NJ**, and is described as follows:

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

Also known as Tax Lot 14-17 in Block 54 on the Tax Assessment Map of the Borough of Glassboro.

NOTE FOR INFORMATION:

BEING known as 10 Jones Street, Glassboro Borough, Gloucester County, State of New Jersey, Block 54, Lot 14-17 on the tax map of Glassboro Borough.

NOTE FOR INFORMATION: The mailing address of the premises is 10 Jones Street, Glassboro, NJ 08028.

GIT/REP-1
(10-21)

**State of New Jersey
Nonresident Seller's Tax Declaration**

(Print or type)

Seller's Information

Name(s)

Vora Johnson fka Vora Smith

Current Street Address

1424 Woodbridge Drive

City, Town, Post Office

Atlanta

State

GA

ZIP Code

30339

Property Information

Block(s)

54

Lot(s)

14

Qualifier

Street Address

10 Jones Street

City, Town, Post Office

Glassboro

State

NJ

ZIP Code

08028

Seller's Percentage of Ownership

100%

Total Consideration

\$180,000.00

Owner's Share of Consideration

\$180,000.00

Closing Date

11-1-2024

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 the 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.

10/30/24

Date

Vora D Johnson

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

BEING THE SAME LAND AND PREMISES, which became vested in:

Vora Johnson, f/k/a Vora Smith, by the following:

Vora Smith by deed from Charles D. Smith, dated June 18, 2009, recorded March 8, 2011 in the Gloucester Clerk's/Register's Office in Deed Book 4852, Page 215.

Charles Smith, Sr., by deed from Elsie B. Harden and Mattie Wheeler, recorded March 13, 2006 in the Gloucester Clerk's/Register's Office in Deed Book 4178, Page 225.

PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

SIGNATURES. The Grantor signs this Deed as of date first above written.

Vora D Johnson
Vora Johnson fka Vora Smith

STATE OF Georgia:

COUNTY OF

Cobb
~~Gloucester~~ VS

I CERTIFY that on

Vora Johnson fka Vora Smith 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/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A.46:15-5, is \$180,000.00.

India Gibbs Notary
(Print Name and Title below signature)

