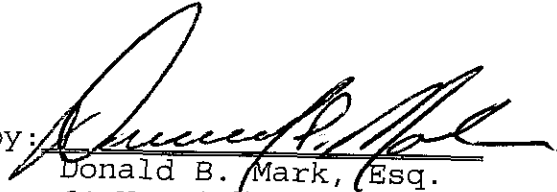


Prepared by:

  
Donald B. Mark, Esq.  
64 Warwick Road  
Stratford, New Jersey  
08084



Docket#: 69949 Type: DEE Pages: 8  
James N. Hogan, Gloucester County Clerk  
Receipt#: 64911 09:19:47 A.M. 12/05/2007  
Recording Fee: \$110.00 DB 4473 282

**DEED**

Consideration: \$1.00 Exempt Code: E  
Cnty: \$.00 St: \$.00  
H.P.N.R.F.: \$.00 P.H.P.F.A.: \$.00  
E.A.A.: \$.00 Gen Purp: \$.00  
C) \$1M: \$.00 REALTY TOTAL: \$.00

This Deed is made on November 30, 2007

BETWEEN

**DONALD B. MARK, Administrator C.T.A. for the ESTATE OF  
ARGYLE KENYON, Deceased**

whose address is 64 Warwick Road, Stratford, New Jersey  
08084 referred to as the Grantor,

AND

**KEVIN LEVRAULT,**

whose address is 45 North Burke Avenue, Deptford, New  
Jersey 08096 referred to as the Grantee.

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

State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION (See Instructions, Page 2)**

Name(s)

Donald B. Mark, Esq., Administrator C.T.A.

Current Resident Address:

Street: 64 Warwick Road

City, Town, Post Office

Stratford

State

NJ

Zip Code

08084

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

177

Lot(s)

4 &amp; 9

Qualifier

Street Address:

45 North Burke Avenue

City, Town, Post Office

Deptford

State

NJ

Zip Code

08096

Seller's Percentage of Ownership

100%

Consideration

\$1.00

Closing Date

11/30/07

**SELLER ASSURANCES (Check the Appropriate Box)**

1. ☐ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am 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 as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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.
8. ☒ Transfer 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.

**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 could 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.

11-30-07

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Donald B. Mark, C.T.A.

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

**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 One Dollar (\$1.00) and other good and valuable consideration. The Grantor acknowledges receipt of this money and other consideration.

**TAX MAP REFERENCE.** (N.J.S.A. 46:15-2.1): Block 177, Lots 4 & 9 on the Tax Map of the Township of Deptford, County of Gloucester.

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

ALL that certain lots, tracts and parcels of land and premises situate in the Township of Deptford, County of Gloucester and State of New Jersey, and said lots hereby conveyed being more particularly known and designated as Lots 17 and 18, in Block Q of Section No. 1, on hereinafter mentioned plan, each of said lots having a frontage of fifty feet on the Easterly side line of Arline Avenue, by a depth of that width of 150 feet, all according to a plan on file, the said plan of lots being known as Gardenville Centre, situate in the Township of Deptford, aforesaid, as

surveyed and plotted by Carter, Edgar and Wittwer, C.E. in June of 1929, and the said plan having been so made and surveyed for the House and Garden Development Corporation, and thereafter approved and filed in the office of the County Clerk of Gloucester County, at Woodbury, New Jersey.

BEING a part of the same land and premises which William A. Lowner, Sheriff, by deed dated April 16, 1935 and recorded April 25, 1936, in the County Clerk's office of Gloucester County, in Book 439 of Deeds, pages 151 & c., granted and conveyed unto First National Bank and Trust Company of Woodbury, New Jersey, corporation as aforesaid, Trustee, in fee.

BEING the same land and premises that was transferred and conveyed from the First National Bank and Trust Company of Woodbury, a corporation, unto William Kenyon and Argyle Kenyon, his wife, by virtue of a Deed dated March 20, 1947 and which was subsequently recorded with the Clerk's Office of Gloucester County on July 30, 1947 in Deed Book 574, Page 159. William Kenyon then passed away on August 25, 1989 wherein the said Argyle Kenyon became the sole owner of the property by rights of survivorship.

The property also consists of the land and all the buildings, and structures on the land in the Township of

Deptford, County of Gloucester and State of New Jersey, and includes the following:

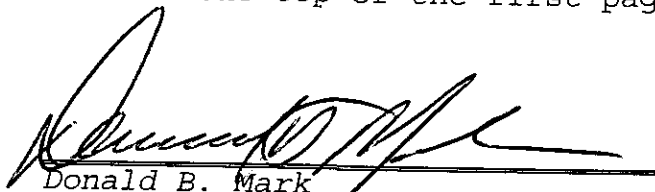
ALL that certain lot, tract and parcel of land and premises situate in the Township of Deptford, County of Gloucester and State of New Jersey, and said lots hereby conveyed being more particularly known and designated as Lot No. 6, Block Q, Section No. 1, on hereinafter mentioned plan, said lot having a frontage of fifty feet on the Westerly side of Burke Avenue, by a depth of that width of 150 feet, all according to a plan on file, the said plan of lots being known as Gardenville Centre, situate in the Township of Deptford, County of Gloucester aforesaid, as surveyed and plotted by Carter, Edgar and Wittwer, C. E. in June of 1929, and the said plan having been so made and surveyed for the House and Garden Development Corporation, and thereafter approved and filed in the office of the County Clerk of Gloucesters County, at Woodbury, New Jersey. Being a part of the same land and premises which William A. Downer, Sheriff of the County of Gloucester, by deed bearing date April 23, 1935, and recorded April 25, 1935, in the County Clerk's Office of Gloucester County, in Book 439 of deeds, pages 151 & c., granted and conveyed unto First National Bank and Trust Company of Woodbury, New Jersey, corporation as aforesaid, Trustee.

BEING the same land and premises that was transferred and conveyed from the First National Bank and Trust Company of Woodbury, a corporation, unto William Kenyon and Argyle Kenyon, his wife, by virtue of a Deed dated November 21, 1945 and which was subsequently recorded with the Clerk's Office of Gloucester County on July 30, 1947 in Deed book 574, page 163. The said William Kenyon then passed away on August 25, 1989 wherein Argyle Kenyon then became the sole owner of the property by rights of survivorship.

BEING commonly known as 45 North Burke Avenue, Deptford, New Jersey 08096.

**TYPE OF DEED.** This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

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

  
Donald B. Mark LS  
Administrator O.T.A. for the  
Estate of Argyle Kenyon

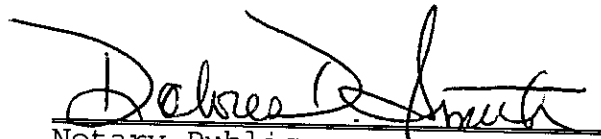
STATE OF NEW JERSEY

SS:

COUNTY OF CAMDEN

I CERTIFY that on November 30, 2007, Donald B. Mark, Administrator C.T.A. for the Estate of Argyle Kenyon, who passed away on July 7, 1996, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more 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 One Dollar (\$1.00) 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.)

  
Notary Public

**Dolores D. Smith**  
**Notary Public**  
**State of New Jersey**  
My Commission Expires January 6, 2009

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 OF CAMDEN } SS. County Municipal Code 0802  
Municipality of Property Location: Deptford

| 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 attached)

Deponent, Donald B. Mark, Esq., being duly sworn according to law upon his/her oath deposes

(Name)

and says that he/she is the legal representative in a deed dated November 30, 2007

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 177 Lot No. 4 & 9 located at 45 North Burke Avenue, Township of Deptford, County and annexed thereto.

(Street Address, Town) of Gloucester

(2) CONSIDERATION: \$ 1.00 (See Instructions 1 and 5)

(3) Property transferred is Class 4A 4B 4C (circle one). If Class 4A, calculation in Section 3A is required.

(3A) REQUIRED CALCULATION OF EQUALIZED ASSESSED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS: (See Instructions 5A and 7)

Total Assessed Valuation ÷ Director's Ratio = Equalized 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 value.

(4) FULL EXEMPTION FROM FEE: (See Instruction 8)

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 the exemption symbol is insufficient. Explain in detail. (a) consideration is less than \$100.00; and

(c) transfer is by the Administrator of a decedent to a devisee/heir to effect distribution of the decedent's estate.

(5) PARTIAL EXEMPTION FROM FEE: (See Instruction 9) 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 the State's portion of the Basic Fee, Supplemental Fee and General Purpose Fee, 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 (See Instruction 9)

- |                                                                   |                                                                            |
|-------------------------------------------------------------------|----------------------------------------------------------------------------|
| <input type="checkbox"/> Grantor(s) 62 years of age or over.*     | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
| <input type="checkbox"/> One- or two-family residential premises. | <input type="checkbox"/> Owners as joint tenants must all qualify.         |
| <input type="checkbox"/> Resident of the State of New Jersey.     |                                                                            |

B. BLIND (See Instruction 9)

- |                                                                            |
|----------------------------------------------------------------------------|
| <input type="checkbox"/> Grantor(s) legally blind.*                        |
| <input type="checkbox"/> One- or two-family residential premises.          |
| <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
| <input type="checkbox"/> Owners as joint tenants must all qualify.         |
| <input type="checkbox"/> Resident of the State of New Jersey.              |

\* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

DISABLED (See Instruction 9)

- |                                                                            |
|----------------------------------------------------------------------------|
| <input type="checkbox"/> Grantor(s) permanently and totally disabled.*     |
| <input type="checkbox"/> Receiving disability payments.*                   |
| <input type="checkbox"/> Not gainfully employed.*                          |
| <input type="checkbox"/> One- or two-family residential premises.          |
| <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
| <input type="checkbox"/> Owners as joint tenants must all qualify.         |
| <input type="checkbox"/> Resident of the State of New Jersey.              |

C. LOW AND MODERATE INCOME HOUSING (See Instruction 9)

- |                                                                 |                                                      |
|-----------------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Affordable according to HUD standards. | <input type="checkbox"/> Reserved for occupancy.     |
| <input type="checkbox"/> Meets income requirements of region.   | <input type="checkbox"/> Subject to resale controls. |

(6) NEW CONSTRUCTION (See Instructions 2, 10 and 12)

- |                                                               |                                                                                                       |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Entirely new improvement.            | <input type="checkbox"/> Not previously occupied.                                                     |
| <input type="checkbox"/> Not previously used for any purpose. | <input type="checkbox"/> "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed. |

(7) Deponent makes this Affidavit to induce the 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 30th

day of November, 20 07

Signature of Deponent  
Donald B. Mark, Esq.  
64 Warwick Road  
Stratford, NJ 08084

Estate of Argyle Kenyon

Grantor Name

45 North Burke Avenue

Deptford, NJ 08026

Dolores D. Smith  
Notary Public

Notary Public

This form is prescribed by the Division of Taxation in the Department of the Treasury and may not be altered. My Commission Expires January 8, 2009. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at www.state.nj.us/treasury/taxation/lpt/localtax.htm.

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 Affidavit of Consideration for Use by Seller when Section 3A is completed.

State of New Jersey - Division of Taxation, P.O. Box 251, Trenton, NJ 08695-0251, Attention: Realty Transfer Fee Unit