

DOCKET#:21425 Type:ERX-Deed
PAGES:5

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 440832 08:50:31 AM

06/11/2015
DB 5329 31

Fee:\$ 70.00

CONSIDERATION:\$ 80,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	80.00	STATE :	200.00
NJAHTF :	0.00	EAA :	0.00
PHPFA :	40.00	GEN PURP	0.00
1% OVER	0.00		

REALTY TOTAL: \$ 320.00

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

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**RECORD & RETURN TO:
SIMPLIFILE**

**GLOUCESTER COUNTY RECORDING DATA PAGE
HONORABLE JAMES N. HOGAN, COUNTY CLERK**

NJ Deed-Individual (Bargain and Sale, Covenant as to Grantor's Acts)

460952WB01

Prepared by:

Craig H. Klayman, Esq.

Deed

This Deed is made on 6/10/15

BETWEEN

John R. Lambden, Jr.

whose post office address is: 162 Cedar Grove, Mullica Hill, NJ 08062

referred to as the Grantor,

AND

Daniel Brown and Lynn Brown, husband and wife

whose post office address is: 913 Lower Mill Road, Elmer, NJ 08318

referred to as the Grantee.

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 (called the "Property") described below to the Grantee.

Consideration. This transfer of ownership is made for the sum and consideration of EIGHTY THOUSAND AND 00/100----- DOLLARS (\$80,000.00) The Grantor acknowledges receipt of this money.

Tax Map Reference. The property is located in the Municipality of Elk Township

Block No. 5 Lot No. 10 Account No.

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 Elk Township, Gloucester County, State of New Jersey. The legal description is:

(X) Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

BEING known as Lot 10, Block 5 as shown on the Elk Township tax map.

Commonly known as: 514 Bridgeton Pike



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

GIT/REP-3
 (5-12)

(Please Print or Type)

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

Name(s)

John R. Lambden, Jr.

Current Resident Address:

Street:

162 Cedar Grove Rd.

City, Town, Post Office

Mullica Hill

State

NJ

Zip Code

08062

PROPERTY INFORMATION (Brief Property Description)

Block(s)

5

Lot(s)

10

Qualifier

Street Address:

514 Bridgeton Pike

City, Town, Post Office

Elk Township

State

NJ

Zip Code

08062

Seller's Percentage of Ownership

100%

Consideration

\$80,000.00

Closing Date

6/10/2015

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

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 (see instructions).
- ☐ No non-like kind property received.
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.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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. 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.

6-10-15

Date

John R. Lambden, Jr.

Signature

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

Date

Signature

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

EXHIBIT "A"

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Elk Township, Gloucester County, and State of New Jersey being more particularly described as follows:

BEGINNING at a point for a corner in the center line of the Mullica Hill-Bridgeton Road being also a corner to lands of Hannah R. Lowther, by which it runs

- 1. North eighty-six degrees and fifteen minutes West, six hundred eighteen and four hundredths feet to a stone for a corner in line of lands of Robert Folwell, by which it runs**
- 2. South no degrees and thirty minutes East, four hundred eighty-four and forty-four hundredths feet to a corner on line of other lands of the said Henry Rainas, by which it runs**
- 3. North eighty-eight degrees and thirty-one minutes East, five hundred one and ninety-nine feet to the center line of the Mullica Hill-Bridgeton Road aforesaid, along which it runs**
- 4. North fourteen degrees and twenty-four minutes East, four hundred forty-five feet to the place of BEGINNING.**

BEING premises No. 514 Bridgeton Pike.

BEING Block: 5, Lot: 10

BEING the same land and premises which became vested in John R. Lambden, Jr. and Mary Ann Lambden, Husband and Wife, by deed from Dorothy Cagle, a Widower, dated 5/30/2008, recorded 6/11/2008, in the Gloucester County Clerk/Register's Office in Deed Book 4546, Page 86.

Mary Ann Lambden died on 1/20/16 whereupon title vested in John R. Lambden, Jr. by right of survivorship.

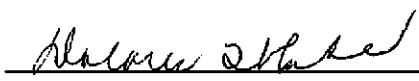
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Mary Ann Lambden died on 1/20/2015 whereupon title vested in John R. Lambden, Jr. by right of survivorship.

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.


John R. Lambden, Jr.

Witnessed by:  (Seal)

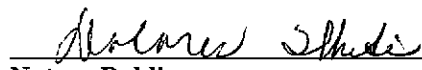
STATE OF NEW JERSEY, COUNTY OF GLOUCESTER SS.:

I CERTIFY that on 6/10/16, 2015

John R. Lambden, Jr.

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for **\$80,000.00** 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 WHITE
Notary Public of New Jersey
My Commission Expires
August 8, 2018

RECORD AND RETURN TO:

Pilgrim Division of Surety Title
44 South Broad Street
Woodbury, NJ 08096
phone 856.853.8444 fax 856.853.6087