



E-recorded

DOCKET#:19835 Type:ERX-Deed
PAGES:6

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1178844 01:56:53 PM

07/09/2024
DB 7032 139

Fee:\$ 80.00

CONSIDERATION:\$ 225,000.00 Tax/Code:BLIND/DIS/LOW INC UNDER 350K

COUNTY:	225.00	STATE :	0.00
NJAHTF :	112.50	EAA :	0.00
PHPFA :	0.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 337.50

GRANTEE ADDRESS: 2222 DEERFIELD WAY

SCOTRUN
PA-18355

DOCUMENT DATE: 07/08/2024

MUNICIPALITY: NATIONAL PARK BLOCK: 15 LOT: 12

PARTIES:

FIRST PARTY-MARY STEFANOW
SECOND PARTY-ST REAL ESTATE VENTURES LLC

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 M. Rosenberg, Esq.

Preparers signature no longer required

N.J.S.A. 46:26A-3

Deed

This Deed is made on July ²~~8th~~, 2024. *delivered July 8 2024*

Between

Mary Stefanow, widow

whose post office address is 301 Columbia Boulevard, National Park, NJ 08063

referred to as the Grantor,

and

ST Real Estate Ventures, LLC, a Delaware Limited Liability Company

whose post office address is 2222 Deerfield Way, Scotrun, PA 18355

referred to as the Grantee.

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This Transfer is made for the sum of **TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars (\$225,000.00)**. The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15:1.1) Municipality of Borough of National Park
Block No. 15 Lot No. 12 and 13 Account No.

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

(For Recorder's Use Only)

Prepared by: (print signer's name below signature)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Borough of National Park, County of Gloucester and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof.

The street address is **301 Columbia Boulevard, National Park, NJ 08063**

4. **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).
5. **Title Recital.** The Property being transferred by this deed is the same property acquired by Mary Stefanow, widow by deed from Veronica T. Stefanow and Alexander Stefanow, her husband, Anne P. Marconi and John A. Marconi, her husband, Benedict W. Renkus and Betty A. Renkus; his wife, and Patricia A. Konstanty and Walter E. Konstany; her husband, all heirs and successors of the Estate of Anthony R. Renkunis; a single man, now deceased, dated May 5, 1981 and recorded with Gloucester County Recording Office on May 12, 1981 in Book 1428, Page 69.
6. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed by:

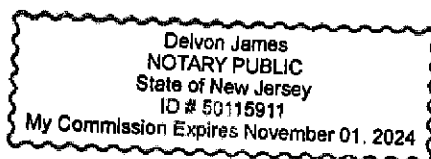
Jennifer M. Crothers

Mary Stefanow {SEAL}
Mary Stefanow

STATE OF NEW JERSEY
COUNTY OF ~~CAMDEN~~ ^{DJ} Gloucester

I CERTIFY that on ^{2nd} 8th day of July, 2024, Mary Stefanow, widow personally came before 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 \$225,000.00 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).



Delvon James
(Print name and title below signature)

RECORD AND RETURN TO:
Alliance Abstract LLC

EXHIBIT A

File No.: AA-1809

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the Borough of National Park , County of Gloucester, State of New Jersey, and being more particularly described as follows:

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of National Park, County of Gloucester, and State of New Jersey and is bounded and described as follows:

BEING known and designated as Lot 3497 as shown on a certain map entitled Map No. 1 of Land of National Park Association, which map was filed in the office of the Clerk of Gloucester County as Filed Map No. 3497.

BEGINNING at the easterly corner of Columbia Boulevard and Third Street; thence South 37 degrees 06 minutes East along the Northeasterly line of Columbia Boulevard 100 feet to a point in the division line between Lots 339 and 341, Map 1 on the Plan hereinafter mentioned; thence North 52 degrees 54 minutes East along said division line 125 foot to a point in the line of Lot 410, said plan; thence North 37 degrees 06 minutes West partly along Lot 410 and along Lots 412 and 414, said plan 100 feet to the Southeasterly line of Third Street; thence South 52 degress 54 minutes West along the Southeasterly line of Third Stroot 125 feet to the place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 12, 13, in Tax Block 15, on the Official Tax Map of the Borough of National Park.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 301 Columbia Blvd, National Park, New Jersey 08063.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 12 and 13 in Block 15 on the Borough of National Park Tax Map.

GIT/REP-3
(11-23)

(Print or Type)

State of New Jersey

Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Mary Stefanow

Current Street Address

301 Columbia Boulevard

City, Town, Post Office

National Park

State

NJ

ZIP Code

08063

Property Information

Block(s)

15

Lot(s)

12 and 13

Qualifier

Street Address

301 Columbia Boulevard

City, Town, Post Office

National Park

State

NJ

ZIP Code

08063

Seller's Percentage of Ownership

100.00%

Total Consideration

\$225,000.00

Owner's Share of Consideration

\$225,000.00

Closing Date

07/08/2024

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.

7/2/24

Date

Mary Stefanow

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. 3/2/22)

STATE OF NEW JERSEY

MUST SUBMIT IN DUPLICATE

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

CAMDEN

SS. County Municipal Code

0812

MUNICIPALITY OF PROPERTY LOCATION

National Park

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 on reverse side)

Deponent, Mary Stefanow (Name) being duly sworn according to law upon his/her oath, deposes and says that he/she is the

Grantor

(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) in a deed dated May 5, 1981 transferring real propertyidentified as Block number 15 Lot number 12 and 13 located at 301 Columbia Boulevard, National Park, NJ 08063 and annexed thereto.
(Street Address, Town)(2) CONSIDERATION \$ 225,000.00 (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:

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

(4) FULL EXEMPTION FROM FEE (See 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. 1973, 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; *
 C. 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)

IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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, and #12 on reverse side)

IF APPLIES ALL BOXES MUST BE CHECKED.

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

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED

- ☐ 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) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED (Instruction #15 on reverse side)

- ☐ Intercompany transfer between combined group members as part of the unitary business.
☐ Combined group NU ID number (Required)

(9) 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 20th day of July, 2024

Mary Stefanow
 Signature of Deponent
156 Plymouth Dr, Deptford, NJ 08063
 Deponent Address

Mary Stefanow
 Grantor Name
301 Columbia Boulevard, National Park, NJ 08063
 Grantor Address at Time of Sale
Alliance Abstract LLC
 Name/Company of Settlement Officer

Delvon James
 NOTARY PUBLIC
 State of New Jersey
 ID # 50115911
 My Commission Expires November 01, 2024

XXX-XX-X 857
 Last three digits in Grantor's Social Security Number

FOR OFFICIAL USE ONLY		
Instrument Number	County	
Deed Number	Book	Page
Deed Dated	Date	Recorded

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

STATE OF NEW JERSEY
 PO BOX 251
 TRENTON, NJ 08695-0251
 ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form, as required by law and 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 of Taxation website at: www.state.nj.us/treasury/taxation/tpt/localtax.htm