



E-recorded

DOCKET#:21346 Type:ERX-Deed
PAGES:4

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1181043 08:43:47 AM

07/23/2024
DB 7038 343

Fee:\$ 60.00

CONSIDERATION:\$ 173,500.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	173.50	STATE :	433.75
NJAHTF :	35.25	EAA :	28.20
PHPFA :	86.75	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 757.45

GRANTEE ADDRESS: P.O. BOX 532

BLACKWOOD
NJ-08012

DOCUMENT DATE: 07/19/2024

MUNICIPALITY: WEST DEPTFORD BLOCK: 339 LOT: 32

PARTIES:

FIRST PARTY-DAVID S TODD
ADDITIONAL PARTY-BETTY J FEUERBORN
SECOND PARTY-RICHARD F WILLIAMS

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

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

Prepared by: John D. Kosylo, Esq.
 Attorney at Law of New Jersey

23-234833

DEED

This Deed is made on July 19, 2024, between

BETTY FEUERBORN, Administrator for the Estate of DAVID S. TODD, Deceased, whose address is 66 Woodland Avenue, West Deptford, New Jersey 08086, referred to as the "Grantor",

and

RICHARD F. WILLIAMS, whose address is about to be P.O. Box 532, Blackwood, NJ 08012, referred to as "Grantee",

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

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 **One Hundred Seventy Three Thousand Five Hundred and 00/100 Dollars (\$173,500.00)**. The Grantor acknowledges receipt of this money.

The property being transferred is known as **66 Woodland Avenue, West Deptford, New Jersey 08086**.

It is identified as **Block 339, Lot 32 on the Official Tax Map of Township of West Deptford, County of Gloucester and State of New Jersey**. The legal description is:

ALL LAND and premises situate in the Township of West Deptford, County of Gloucester and State of New Jersey being more particularly described according as follows:

BEGINNING at a corner in the Northerly line of Woodland Avenue distant 107.64 feet Eastwardly from the East line of Church Street; thence

(1) By the rear line of Lots Nos. 48, 47, 46 1/4, and 46, North 15 degrees 45 minutes West, 156 feet to a stake for a corner; thence

(2) By the rear of Lots Nos. 49 and 50, North 74 degrees 15 minutes East, 60.71 feet to a stake for a corner; thence

(3) And passing through lot as originally designated as Lot No. 75, south 15 degrees, 45 minutes East, 156 feet to a stake for a corner in the Northerly line of Woodland Avenue, aforesaid; thence

(4) Along the Northerly line thereof, South 74 degrees 15 minutes West, 60.71 feet to the place of BEGINNING.

BEING the same land and premises which became vested in David S. Todd by deed from Estate of Edna C. Todd, By David S. Todd, Executor, dated November 4, 2020, recorded November 5, 2020 in the Gloucester County Clerk's/Register's Office in Deed Book 6368, Page 1.

GIT/REP-3
(11-23)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s) BETTY FEUERBORN, Administrator for the Estate of DAVID S. TODD, Deceased

Current Street Address 66 WOODLAND AVE.

City, Town, Post Office WEST DEPTFORD State NJ ZIP Code 08086

Property Information

Block(s) 339 Lot(s) 32 Qualifier

Street Address 66 WOODLAND AVENUE

City, Town, Post Office WEST DEPTFORD State NJ ZIP Code 08086

Seller's Percentage of Ownership 100 Total Consideration \$173,500.00 Owner's Share of Consideration \$173,500.00 Closing Date 7/19/24

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.

7/19/24
Date

Betty Feuerborn Administrator
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

Date

Betty Feuerborn
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

AND THE SAID David S. Todd died intestate on May 18, 2023 and Letters of Administration were granted to Betty Feuerborn by the Surrogate of Gloucester County on July 12, 2023.

ALSO BEING the same land and premises previously vested in Albert E. Todd and Edna C. Todd, his wife by deed from Giles W. Boughter and Marian L. Boughter, his wife, dated June 29, 1967, recorded July 30, 1967 in the Gloucester Clerk's/Register's Office in Deed Book 1133, Page 211.

AND THE SAID Albert E. Todd departed this life on August 26, 2016 whereupon title became vested in Edna C. Todd, his Wife, by right of survivorship.

AND THE SAID Edna C. Todd departed this life on August 14, 2020 leaving a Last Will and Testament dated August 11, 2020 and probated in Gloucester County on September 8, 2020, wherein David S. Todd was appointed Executor of her Estate.

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).

The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed:

Laura A. David

Betty Feuerborn Administrator for the Estate of David S. Todd
BETTY FEUERBORN, Administrator
for the Estate of DAVID S. TODD

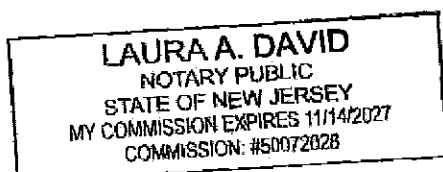
STATE OF NEW JERSEY

SS:

COUNTY OF *Gloucester*

I certify that on July 19, 2024, **BETTY FEUERBORN**, personally came before me and stated that she:

- a) Was the maker of this Deed:
- b) Executed this Deed in her capacity as personal representative of the deceased owner; and
- c) Made this Deed for \$173,500.00 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).



Laura A. David
 (Notary)