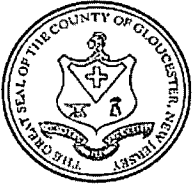
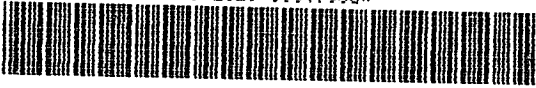


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk  	Official Use Only - Barcode *60 2020 00047553*  Docket: 00047553 Type:DEE Pages:5 James N. Hogan, Gloucester County Clerk Receipt#:923497 10:50:09A Nov 05,2020 Recording Fee: 80.00 DB 6368 1
Official Use Only - Record & Return David S. Todd 66 Woodland Avenue West Deptford, NJ 08086	Official Use Only - Realty Transfer Fee Consideration: 1.00 Tax/Code: E County: .00 State : .00 NJAHTF: .00 PHPFA : .00 EAA : .00 GenPur: .00 C>\$1M : .00 REALTY TOTAL: .00
Date of Document: 11/4/2020	Type of Document: Deed
First Party Name:Estate of Edna C. Todd by David S. Todd, Executor	Second Party Name: David S. todd
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 339	Lot: 32
Municipality: West Deptford Township	
Consideration: \$1.00	
Mailing Address of Grantee: 66 Woodland Avenue, West Deptford Twp., NJ 08086	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

DEED

DB 6368
DOCKET# 00047553

2

This Deed is made on November 4, 2020,

**BETWEEN: ESTATE OF EDNA C. TODD, By
DAVID S. TODD, EXECUTOR,**

Whose address is 66 Woodland Avenue, West Deptford Township, NJ 08086

Referred to as the Grantor

And: DAVID S. TODD,

Whose address is 66 Woodland Avenue, West Deptford Township, NJ 08086,

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 described below to the Grantee. This transfer is made for the sum of \$ 1.00 (One Dollar).

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of the Township of West Deptford
Block No. 339 Lot 32

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

Property. The property consists of ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Township of West Deptford, County of Gloucester and State of New Jersey:

BEGINNING at a corner in the Northerly line of Woodland Avenue distant 107.64 feet Eastwardly from the East line of Church Street;p 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 Lot 32 In Block West Deptford Township, New Jersey.

GIT/REP-3
(8-19)
(Print or Type)State of New Jersey
Seller's Residency Certification/Exemption

SELLER'S INFORMATION

Name(s)
David S. Todd, ExecutorCurrent Street Address
66 Woodland Avenue,City, Town, Post Office
West DeptfordState
NJZip Code
08086

PROPERTY INFORMATION

Block(s) Lot(s) Qualifier
339 32Street Address
66 Woodland AvenueCity, Town, Post Office
West Deptford TownshipState
NJZip Code
08086

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100%	\$1.00	\$1.00	11-4-2020

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.

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Executor's Deed

BEING THE SAME land and premises 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 June 30, 1967, in the Gloucester County Clerk's/Register's Office in Deed Book 1133 Page 211.

Said Albert E. Todd died on August 28, 2016, whereupon title vested in Edna C. Todd, widowed, by way of right of survivorship

Said Edna C. Todd died on August 14, 2020, leaving a Last Will and Testament which was probated in Gloucester County Surrogate's Court on September 8, 2020, wherein she appointed David S. Scott, EXECUTOR of her Last Will and Testament.

NOTE FOR INFORMATION:

66 Woodland Avenue, Block 339 Lot 32, West Deptford Township, in Gloucester County, NJ

FOR INFORMATIONAL PURPOSES ONLY COMMONLY KNOWN AS

66 Woodland Avenue, Thorofare, NJ 08086.

Type of Deed. This Deed is called an Executor's 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.

Witnessed by:

David S. Todd

DAVID S. TODD, EXECUTOR
ESTATE OF EDNA C. TODD

EXECUTOR
ESTATE OF Edna C Todd

STATE OF NEW JERSEY, COUNTY OF _____ Gloucester _____ SS.:

I CERTIFY that on 11-5-2020, 2020,

DAVID S. TODD, EXECUTOR OF THE ESTATE OF EDNA C. TODD, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each persons):

- (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 \$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)

Joyce M. Kirschner
NOTARY

JOYCE M. KIRSCHNER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES APR. 20, 2023

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 NJ

} SS. County Municipal Code

COUNTY OF Gloucester 0820

MUNICIPALITY OF PROPERTY LOCATION West Deptford Township
county use.

*Use symbol "C" to indicate that fee is exclusively for

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, David S. Todd, Executor, being duly sworn according to law upon his/her oath,

(Name)

deposes and says that he/she is the Grantor in a deed dated November 4, 2020 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 339 Lot number 1 located at
66 WOODLAND AVE. and annexed thereto.
(Street Address, Town) WEST DEPTFORD, NJ 08086

(2) CONSIDERATION \$145,000.00 (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 (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.

(o) 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;
following

(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. 1975, 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; *
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)

- ☐ 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)

- ☐ 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)

- ☐ 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) 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 4 day of Nov., 2020

David S. Todd

Signature of Deponent

David S. Todd, Executor

Grantor Name

66 Woodland Ave., W., Deptford, NJ 08086

Deponent Address

Grantor Address at Time of Sale

Notary Public

Last 3 digits in Grantor's Social Security Number 185 Name/Company of Settlement Officer

JOYCE M. KIRSCHNER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES APR. 20, 2023

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's website at:

www.state.nj.us/treasury/taxation/lpt/localtax.shtml