

E-recorded

DOCKET#:27305 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1189504 02:03:45 PM

09/13/2024
DB 7064 245

Fee:\$ 70.00

CONSIDERATION:\$ 220,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	220.00	STATE :	550.00
NJAHTF :	105.00	EAA :	106.00
PHPFA :	110.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 1,091.00

GRANTEE ADDRESS: 400 BOULEVARD OF THE AMERICAS, SUITE 304

LAKEWOOD
NJ -08701

DOCUMENT DATE: 08/30/2024

MUNICIPALITY: MONROE BLOCK: 131.05 LOT: 26

PARTIES:

FIRST PARTY-KIMBERLEY A GIBSON
SECOND PARTY-LHEG LLC

RECORD & RETURN TO:
CORPORATION SERVICE COMPANY

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:

Kimberly A. Gibson

DEED

This Deed is made on 8/30/2024

BETWEEN

Kimberley A. Gibson

whose address is 366 Pixley Pl, West Deptford, NJ 08096.

referred to as the ***Grantor***.

AND

LHEG, LLC

whose post office address is 400 Boulevard of the Americas Suite 304 Lakewood, NJ 08701

referred to as the ***Grantee***.

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

TRANSFER OF TITLE. The grantor does hereby grant and convey the property described below to the Grantee.

CONSIDERATION This transfer of ownership is made for the sum and consideration of **\$220,000.00**. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:26A-3) Municipality of Township of West Deptford

Block No. **131.05** Lot No. **26**

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 Township of **West Deptford**, County of **Gloucester**, and State of New Jersey.

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

The street address of the property is 366 Pixley Pl, West Deptford, NJ 08096.

BEING THE SAME LAND AND PREMISES which became vested in Edward J. Gibson and Kimberley A. Gibson H/W by Deed from Edward J. Gibson, dated 9/18/2015, recorded 9/24/2015 in the Gloucester County Clerk/Register's Office in Deed Book 5372, Page 188.

Thereafter, the said Edward J. Gibson departed this life on or about 11/18/2021, whereupon title vested in Kimberley Gibson by right of survivorship.

LEGAL DESCRIPTION

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, in the county of Gloucester, state of New Jersey:

BEGINNING at a point in the curved northeasterly line of Pixley place, Distant the following three courses and distances southeastwardly and eastwardly, measured along the tangent and curved Northeasterly and easterly line of Pixley place, from the Southeasterly end of the curve connecting the northeasterly line of Pixley place, with the southeasterly line of Meadowcroft road; said Connecting curve having a radius of 15 feet;

A) South 64 degrees, 36 Minutes 41 seconds east, along the northeasterly line of Pixley place, a distance of 53.76 feet to a point of curve therein;

B) Southeastwardly and eastwardly, along the northeasterly curved Line of Pixley place, curving to the left with a radius of 30 feet, an arc Distance of 27.40 feet to a point of reverse curve therein;

C) Southeastwardly and eastwardly, the easterly and northeasterly Curved lines of Pixley place - curving to the right, with a radius of 60 Feet, an arc distance of 88.61 feet to the point and place of beginning, The total distance being 169.77 feet; said beginning point being in the Division line between lots 26 and 27, block 131-e on plan hereinafter Mentioned and extending; thence

1) Along the curved northeasterly line of Pixley place, in a general Southeasterly direction, curving to the right with a radius of 60 feet, An arc distance of 48 feet to a point in the northeasterly line of a Certain 12-foot wide walkway, shown on said plan; thence

2) South 70 degrees 45 minutes 03 seconds East, along same, 90.70 feet to an Angle point in same; thence

3) South 78 degrees 39 minutes 17 seconds East, still along same, 26.90 feet to a point; thence

4) North 10 degrees 01 minutes 55 seconds East, 136.17 feet to a point; Thence

5) North 09 degrees 59 minutes 23 seconds West, 52.42 feet to a point in the Division line between lots 26 and 27, block 131-e aforesaid; thence

6) South 52 degrees 07 minutes 45 seconds West, along last mentioned Division line, 170.10 feet to the point and place of BEGINNING.

Being lot 26, block 131-e, plan of lots, section 2, red bank estates, dated June 29, 1965, made by fisher & Sampson, filed september 17, 1965, in office of clerk of Gloucester county, as map #3-167 1/2.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 26 in Tax Block 131.05 on the Official Tax Map of the Township of West Deptford, Gloucester County, State of New Jersey.

FOR INFORMATION PURPOSES ONLY: The mailing address is: 366 Pixley Pl, West Deptford, NJ 08096.

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

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Kimberley A. Gibson

Current Street Address
366 Pixley Pl

City, Town, Post Office
West Deptford

State
NJ

ZIP Code
08096

Property Information

Block(s)
131.05

Lot(s)
26

Qualifier

Street Address
366 Pixley Pl

City, Town, Post Office
Township of West Deptford

State
NJ

ZIP Code
08096

Seller's Percentage of Ownership
100%

Total Consideration
\$220,000.00

Owner's Share of Consideration
\$220,000.00

Closing Date
8/30/2024

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 Declarations

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.

September 3, 2024

Date

Kimberley A. Gibson

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

SIGNATURES. The Grantor signs this Deed as of date first above written.


Kimberley A. Gibson

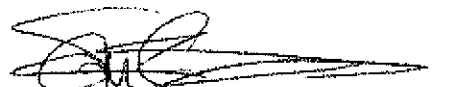
~INDIVIDUAL ACKNOWLEDGMENT~

STATE OF NJ

COUNTY OF

I CERTIFY that on SEPTEMBER 3, 2024, Kimberley A. Gibson personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than 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 \$220,000.00 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.)


(Print name and title below signature)

Record and return to:

Dekel Abstract LLC
485 Oak Glen Road
Howell, NJ 07731
732-813-3560 Fax: 732-813-7361

SCOTT EISER
NOTARY PUBLIC OF NJ
Comm Exp March 22, 2026
Comm # 50155528

FILE NO.: DKA- 10479