

DOCKET#:36646 Type:ERX-Deed
PAGES:5

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 470219 11:21:21 AM

09/24/2015
DB 5372 188

Fee:\$ 70.00

CONSIDERATION:\$ 10.00 Tax/Code:EXEMPT

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

REALTY TOTAL: \$.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

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

RECORD & RETURN TO:
SIMPLIFILE

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

Prepared by:
JOHN H PAPA STRAT, ESQ.
633 FRANKLIN AVE., PMB 120
NUTLEY, NJ 07110

QUITCLAIM DEED

This Deed made on 18 SEPTEMBER, 2015 between **EDWARD J. GIBSON, A MARRIED MAN WHO ACQUIRED TITLE AS A DIVORCED MAN**, whose address is 366 PIXLEY PLACE, WEST DEPTFORD, NJ 08096, referred to as the Grantor and **EDWARD J. GIBSON AND KIMBERLEY A. GIBSON, HUSBAND AND WIFE**, whose address will be 366 PIXLEY PLACE, WEST DEPTFORD, NJ 08096, referred to as Grantee.

The words "Grantor" and "Grantee" shall mean 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 \$10.00 (Ten Dollars and No Cents).

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Borough/Township/City of WEST DEPTFORD, County of GLOUCESTER, State of New Jersey.

Block No. 131.05

Lot No. 26

Property: This property consists of the land and all the buildings and structures on the land in the County of GLOUCESTER, and State of New Jersey. The legal description is:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE WEST DEPTFORD TOWNSHIP, COUNTY OF GLOUCESTER, STATE OF NJ, AND IS DESCRIBED AS FOLLOWS:

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.

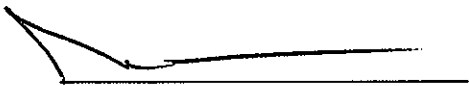
BEING LOT 26, BLOCK 131-E, PLAN OF LOTS, SECTION 2, RED BANK ESTATES, DATED
JUNE 29, 1965, MADE BY FISHER & SAMPSON, FILED SEPTEMBER 17, 1965, IN OFFICE
OF CLERK OF GLOUCESTER COUNTY, AS MAP #3-167 ½.

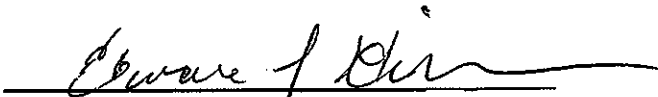
BEING THE SAME PREMISES CONVEYED TO EDWARD J. GIBSON BY A DEED THAT
WAS RECORDED IN BOOK 3726, PAGE 67, AS INSTRUMENT NO. 7435 ON 2/05/2004,
AMONG THE LAND RECORDS OF GLOUCESTER, NEW JERSEY.

Type of Deed: This type of Deed is called a Quitclaim 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:

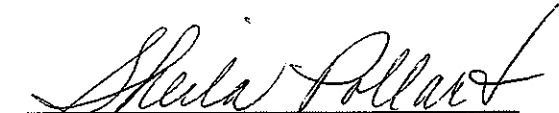



EDWARD J. GIBSON, Grantor

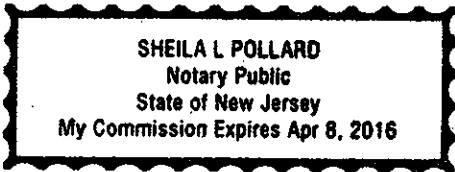
State of New Jersey,)
County of GLOUCESTER) SS

I Certify that on 18 SEPTEMBER, 20 15, EDWARD J. GIBSON, personally
came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one
person, "these persons");

- a) is named in and personally signed this Deed; and
- b) signed sealed and delivered this Deed as his or her act and deed; and
- c) made this Deed for \$10.00 (Such consideration is defined in N.J.S.A. 46:15-5.)


Print name and title below signature

RECORD and RETURN to:
SURETY LENDER SERVICES
5000 ATRIUM WAY
MOUNT LAUREL, NJ 08054





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

(Please Print or Type)

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

Names(s) Edward J. Gibson

Current Resident Address:

Street: 366 Pixley Pl., West Deptford

City, Town, Post Office West Deptford, NJ 08096 State NJ Zip Code 08096

PROPERTY INFORMATION (Brief Property Description)

Block(s) 131.05 Lot(s) 26 Qualifier

Street Address: 366 Pixley Pl. W. Deptford

City, Town, Post Office West Deptford State NJ Zip Code 08096

Seller's Percentage of Ownership 100% Consideration \$10.00 Closing Date 9-18-15

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.

9-18-15 Date

Edward J. Gibson 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

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATE

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 NEW JERSEY

COUNTY GLOUCESTER } 0820 County Municipal Code

MUNICIPALITY OF PROPERTY LOCATION West Deptford Township

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, Sandra Valdez, being duly sworn according to law upon his/her oath,

(Name)
deposes and says that he/she is the OFFICER OF TITLE CO in a deed dated 9/18/2015 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 131.05 Lot number 26 located at
366 Pixley Place, West Deptford, NJ. 08096 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 10.00 (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.

CONSIDERATION IS LESS THAN \$100.00

(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 18th day of September, 2015

Signature of Deponent Sandra Valdez Grantor Name Edward J. Giben

Deponent Address 5000 Atrium Way Grantor Address at Time of Sale 366 Pixley Pl West Deptford NJ 08096

XXX-XX-X835 Name/Company of Settlement Officer Surety Lender/Per's

Last 3 digits in Grantor's Social Security Number

JOSEPHINE M. NICTER
NOTARY PUBLIC OF NEW JERSEY
MY COMM EXP 11-25-2017

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: