



E-recorded

DOCKET#:40110 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 981301 08:57:37 AM

07/22/2021
DB 6514 77

Fee:\$ 70.00

CONSIDERATION:\$ 135,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	135.00	STATE :	337.50
NJAHTF :	0.00	EAA :	0.00
PHPFA :	67.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 540.00

GRANTEE ADDRESS: 6 JOSIAH BARTLETT BUILDING

 TURNERSVILLE
 NJ -08012

DOCUMENT DATE: 07/06/2021

MUNICIPALITY: WASHINGTON BLOCK: 192 LOT: 7

PARTIES:

FIRST PARTY-MARK MULLEN
ADDITIONAL PARTY-SHANNON MULLEN
SECOND PARTY-CYNTHIA J CHAMBERLAIN

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

W 533925

PREPARED BY: DAVID A. WOLLMAN, ESQ.
 Preparer signature no longer required by NJSA 46:26A-3

DEED

THIS DEED is made on the 6th day of July, 2021 between

MARK MULLEN and SHANNON MULLEN, H/W

282 Karen Drive
 Williamstown, New Jersey 08094

Grantor(s)

AND

CYNTHIA J. CHAMBERLAIN, A Widow

6 Josiah Bartlett Building
 Turnersville, New Jersey 08012

Grantee(s)

In return for the payment to the Grantor(s) by the Grantee(s) of **ONE HUNDRED THIRTY FIVE THOUSAND DOLLARS (\$135,000.00)**, the Grantor(s) grant and convey to Grantee(s) all of the land and premises located in the Township of Washington, County of Gloucester and State of New Jersey and being further described as follows:

BEING Apartment Building #4 Unit #6, Type A-1, Terrace/Entry Level Plan (Rear) as shown on Exhibit B-4 of Master Deed creating and establishing THE CLUSTERS AT WASHINGTON TOWNSHIP The Clusters at Washington Township Condominium, as provided by the Condominium Act of the State of New Jersey (P.L. 1969, c.257, effective January 7, 1970) given by Bob Scarborough, Inc., a Corporation of the State of New Jersey, under date of November 15, 1973, and recorded in the Gloucester County Clerk's Office at Woodbury, New Jersey, on November 16, 1973, in Book 1252, Page 941 and also the undivided .00351734 proportion of ownership of common elements appertaining to said Unit, as shown in Exhibit "D" of said Master Deed, which Master Deed was amended by Certificate of Amendment dated September 28, 1976 and recorded in Book 1313, Page 1099.

BEING known as 6 Josiah Bartlett Building, Turnersville, New Jersey 08012.

BEING known as Lot 7 Qual; C0406, Block 192 as shown on the Official Tax Map of the Township of Washington.

Being the same land and premises which became vested in **MARK MULLEN and SHANNON MULLEN**, by Deed from **MARYANNE SCHWINGER-ZAHN** dated August 31, 2017 and recorded September 6, 2017 in the Gloucester County Clerk's Office in Deed Book 5724, Page 88

The Grantor(s) have received full payment from the Grantee(s).

Promises by Grantor(s). The Grantor(s) promise that Grantor(s) have 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(s) have 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 Grantors).

The Grantor(s) sign this Deed on the first date above. If the Grantor is a corporation, this deed is signed by its corporate officers and its corporate seal is affixed.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF OR ATTESTED BY:

Witness


MARK MULLEN

Witness


SHANNON MULLEN

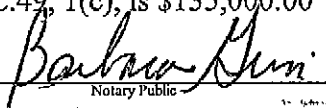
CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

STATE OF New Jersey :
COUNTY OF Gloucester ss:
:

I am a Notary Public, an officer authorized to take acknowledgments and proofs in this State.

On July 6, 2021, **MARK MULLEN and SHANNON MULLEN**, appeared before me in person. (If more than one person appears, the words "this person" shall include the names of all who appeared before me and made this acknowledgment). I am satisfied that this person is the person named in and who signed this Deed. This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the purposes and uses expressed in this Deed.

This person acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, C.49, 1(c), is \$135,000.00


Notary Public
BARBARA J. GRIM
Notary Public of New Jersey
My Commission Expires 8/12/2021

RECORD AND RETURN TO:
VISIONET SYSTEMS INC.
183 INDUSTRY DRIVE
PITTSBURGH, PA 15275



Fidelity National Title[®]

Insurance Company

EXHIBIT A

The Land is described as follows:

All that certain tract or parcel of land, situated, lying and being in the Township of Washington in the County of Gloucester and the State of New Jersey, more particularly described as follows:

BEING apartment Building #4 Unit #6, Type A-1, Terrace/Entry Level Plan (Rear) as shown on Exhibit B-4 of Master Deed creating and establishing THE CLUSTERS AT WASHINGTON TOWNSHIP The Clusters at Washington Township Condominium, as provided by the Condominium Act of the State of New Jersey (P.L. 1969, c.257, effective January 7, 1970) given by Bob Scarborough, Inc., a corporation of the State of New Jersey, under date of November 15, 1973, and recorded in the Gloucester County Clerk's Office at Woodbury, New Jersey, on November 16, 1973, in Book 1252, Page 941 and also the undivided .00351734 proportion of ownership of common elements appertaining to said Unit, as shown in Exhibit "D" of said Master Deed, which Master Deed was amended by Certificate of Amendment dated September 28, 1976 and recorded in Book 1313, Page 1099.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as 6 Josiah Bartlett Building, Turnersville, NJ 08012, Lot 7 Qual; C0406, Block 192 of the official Tax Map of the Township of Washington.

This page is only a part of a 2016 ALTA[®] Commitment for Title Insurance issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance Adopted 6-17-06 Revised 08-01-2016

NJRB 3-09
Last Revised 05/23/17

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W533925

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s) MARK MULLEN and SHANNON MULLEN, h/w
Current Street Address 282 Karen Dr.
City, Town, Post Office Williamstown State NJ ZIP Code 08094

Property Information

Block(s) 192 Lot(s) 7 Qualifier C0406
Street Address 6 Josiah Bartlett Boulevard Building #
City, Town, Post Office Turnersville (Washington Twp.) State NJ ZIP Code 08012
Seller's Percentage of Ownership 100% Total Consideration \$135,000.00 Owner's Share of Consideration \$135,000.00 Closing Date 7-6-2021

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.

7-6-2021 Date Mark Mullen Signature (Seller) Indicate if Power of Attorney or Attorney in Fact
7-6-2021 Date Shannon Mullen Signature (Seller) Indicate if Power of Attorney or Attorney in Fact