



DOCKET#:8104 Type:ERX-Deed
PAGES:4

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 883412 01:54:53 PM

02/27/2020
DB 6249 54

Fee:\$ 60.00

CONSIDERATION:\$ 10.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	.50	STATE :	1.25
NJAHTF :	0.00	EAA :	0.00
PHPFA :	.25	GEN PURP	0.00
1% OVER	0.00		

REALTY TOTAL: \$ 2.00

GRANTEE ADDRESS: 3181 TUCKAHOE ROAD

FRANKLIN
NJ-08322

DOCUMENT DATE: 08/28/2019

MUNICIPALITY: FRANKLIN BLOCK: 1001 LOT: 70.02

PARTIES:

FIRST PARTY-JOHN SIMKINS
ADDITIONAL PARTY-COLEEN MUNTZ-SIMKINS
SECOND PARTY-JOHN SIMKINS
ADDITIONAL PARTY-COLEEN MUNTZ-SIMKINS

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

Prepared by:
John H. Papastrat, ESQ.
BC Law Firm, P.A.
145 North Rd.,
Nutley, NJ 07110

QUITCLAIM DEED

This Deed made on 28TH August, 2019 between **JOHN SIMKINS AND COLEEN MUNTZ-SIMKINS, HUSBAND AND WIFE WHO ERRONEOUSLY ACQUIRED TITLE AS JOHN SIMKIN AND COLEEN MUNTZ-SIMKIN, AND COLEEN SIMKINS, AS EXECUTOR OF THE ESTATE OF PRISCILLA BLOUNT, DECEASED**, whose address is 3181 TUCKAHOE ROAD, FRANKLIN, NJ 08322 referred to as the Grantor and **JOHN SIMKINS AND COLEEN MUNTZ-SIMKINS, HUSBAND AND WIFE**, whose address will be 3181 TUCKAHOE ROAD, FRANKLIN, NJ 08322, 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) City of FRANKLIN, County of GLOUCESTER, State of New Jersey.

Block No. 1001

Lot No. 70.02

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

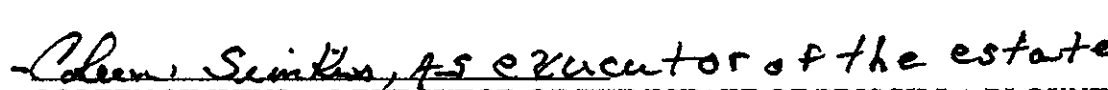
THIS BEING THE SAME PROPERTY CONVEYED TO JOHN SIMKIN AND COLEEN MUNTZ-SIMKIN, HUSBAND AND WIFE, AND PRISCILLA BLOUNT FROM JOSEPH L. VEZZA, SR. AND DIANE W. VEZZA, HUSBAND AND WIFE, IN A DEED DATED JANUARY 31, 2001, AND RECORDED 02/01/2001, IN DEED BOOK 3221, PAGE 196 AND/OR INSTRUMENT NUMBER 010492. IN THE COUNTY OF GLOUCESTER, STATE OF 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.


JOHN SIMKINS

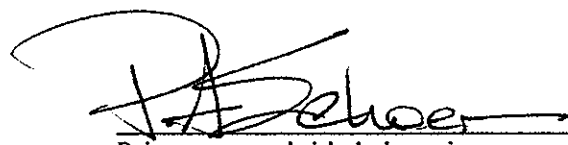

COLEEN MUNTZ-SIMKINS


COLEEN SIMKINS, AS EXECUTOR OF THE ESTATE OF PRISCILLA BLOUNT *Priscilla Blount*

State of New Jersey,)
County of GLoucester) SS

I Certify that on 28TH AUGUST, 20 19, JOHN SIMKINS and COLEEN MUNTZ-SIMKINS and COLEEN MUNTZ-SIMKINS, AS EXECUTOR OF THE ESTATE OF PRISCILLA BLOUNT, 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
PATRICK A. SCHOEN, Notary Public

RECORD and RETURN to:
3181 TUCKAHOE ROAD
FRANKLINVILLE, NJ 08322

PATRICK A SCHOEN
ID # 50036250
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires April 11, 2021



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

JOHN SIMKINS AND COLEEN MUNTZ-SIMKINS, HUSBAND AND WIFE

Current Street Address

3181 TUCKAHOE ROAD

City, Town, Post Office Box

FRANKLIN, NJ 08322,

State

Zip Code

PROPERTY INFORMATION

Block(s)

1001

Lot(s)

70.02

Qualifier

Street Address

3181 TUCKAHOE ROAD

City, Town, Post Office Box

FRANKLIN, NJ 08322,

State

Zip Code

Seller's Percentage of Ownership

100%

Total Consideration

0.00

Owner's Share of Consideration

Closing Date

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

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.

08/28/2019
Date

John Simkins
Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

08/28/2019
Date

Coleen Muntz-Simkins
Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact