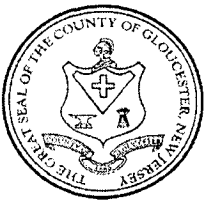


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2019 00009579*  Docket: 00009579 Type:DEE Pages:5 James N. Hogan, Gloucester County Clerk Receipt#:809137 03:24:21P Mar 18,2019 Recording Fee: 80.00 DB 6053 157
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 28,500.00 Tax/Code: S County: 28.50 State : 71.25 NJAHTF: .00 PHPFA : 14.25 EAA : .00 GenPur: .00 C)\$1M : .00 REALTY TOTAL: 114.00
Date of Document: 03/08/2019	Type of Document: Deed
First Party Name: Patricia A. Campbell	Second Party Name: All Above LLC
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 82.08	Lot: 46
Municipality: Township of Washington	
Consideration: \$28,500.00	
Mailing Address of Grantee: 8 Westbury Dr. Berlin, NJ 08009	

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

THIS Deed is made on *March 8, 2019*

BETWEEN Patricia A. Campbell

Whose post office address is:

5 Fomalhaut Ave. Turnersville, NJ 08012

referred to as the GRANTOR,

AND All Above LLC

Whose post office address is about to be:

8 Westbury Dr. Berlin, NJ 08009

referred to as the GRANTEE,

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

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of), the property (called the "Property") described below to the Grantee. This transfer is made of the sum of Twenty-Eight Thousand Five Hundred Dollars and Zero Cents (\$28,500.00)
2. **Tax Map Reference.** (N.J.S.A. 46: 15-1.1):
Municipality: Township of Washington Block No. 82.08 Lot No. 46
3. **Property.** The Property consists of the land and all the buildings and structures on the land in the **Township of Washington, County of Gloucester, and State of New Jersey.** The legal description is:

X. Please see attached Legal Description annexed hereto and made part thereof.

Being the same land and premises vested in Francis J. Campbell and Patricia A. Campbell, husband and wife, by deed from Wash-Co. Inc., dated January 27, 1976, recorded January 30, 1976 in the Gloucester County Clerk/Register's Office in Book 1297, page 538.

Francis J. Campbell died on December 29, 2014 and title vested in his surviving spouse, Patricia A. Campbell.

Prepared by:

Patricia A. Campbell
Grantor

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTIONGIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Patricia A. Campbell

Current Street Address

5 Fomalhaut Ave.

City, Town, Post Office Box

Turnersville

State

NJ

Zip Code

08012

PROPERTY INFORMATION

Block(s)

82.08

Lot(s)

46

Qualifier

Street Address

5 Fomalhaut Ave.

City, Town, Post Office Box

Turnersville

State

NJ

Zip Code

08012

Seller's Percentage of Ownership

100%

Total Consideration

\$28,500.00

Owner's Share of Consideration

\$28,500.00

Closing Date

3/8/19

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.

3/8/2019
Date
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

DEED

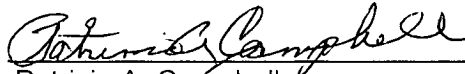
The Street Address of the Property is:

5 Fomalhaut Ave. Turnersville, NJ 08012

4. **Promises by Grantor.** The Grantor promises that the Grantor has 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 has not allowed anyone else to obtain any legal rights which effect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).
5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed by:




Patricia A. Campbell

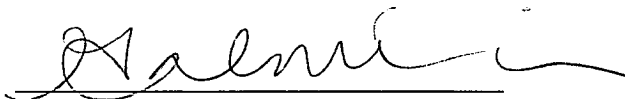
STATE OF NEW JERSEY, COUNTY OF Gloucester

I CERTIFY THAT ON March 8, 2019

Patricia A. Campbell,

Personally came before me and stated to my satisfaction that this person or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) Made this Deed for \$28,500.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in the N.J.S.A. 46:15-5).


Print name and title below signature

Gabrielle M Ciavardone
Notary Public
New Jersey
My Commission Expires 10-13-2021
No. 50047626

DEED

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 Washington, in the County of Gloucester, State of New Jersey:

BEGINNING at a point in the Westerly line of Fomalhaut Avenue; said point also being the division line between Lots 46 and 47, Block 82.8, on plan hereinafter mentioned; thence

(1) South 65 degrees 57 minutes 47 seconds West, along said division line, 100.00 feet to the Easterly line of Lot 40, Block 82.8; thence

(2) South 24 degrees 02 minutes 13 seconds East, along Easterly line of Lots 40 and 41, Block 82.8, a distance of 30.00 feet to the Northerly line of Lot 45, Block 82.8; thence

(3) North 65 degrees 57 minutes 47 seconds East, along Northerly line of Lot 45 aforesaid, 100.00 feet to the Westerly line of Fomalhaut Avenue; thence

(4) North 24 degrees 02 minutes 13 seconds West, along same, 30.00 feet to the point and place of beginning.

BEING shown as Lot 46, Block 82.8 on plan of Birches Townhouse, Section 7, filed in the County Clerk's Office of Gloucester County on May 21, 1973, as Map No. 6-9.

SHOWN FOR INFORMATION ONLY: Being commonly known as 5 Fomalhaut Avenue and being Lot 46, Block 82.08 on the tax map of the Township of Washington.