



E-recorded

DOCKET#:47999 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 923920 12:30:06 PM

11/06/2020
DB 6369 111

Fee:\$ 70.00

CONSIDERATION:\$ 179,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	179.00	STATE :	447.50
NJAHTF :	43.50	EAA :	34.80
PHPFA :	89.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 794.30

GRANTEE ADDRESS: 956 N. MAIN STREET

GLASSBORO
NJ -08028

DOCUMENT DATE: 10/13/2020

MUNICIPALITY: GLASSBORO BLOCK: 402.01 LOT: 11

PARTIES:

FIRST PARTY-507 N MAIN ST LLC
SECOND PARTY-SAMUEL R HARASINK
ADDITIONAL PARTY-MATTHEW J MURPHY

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

DEED

This Deed is made on October 13 2020 Prepared by: Howard A. Gross, Esq.

BETWEEN

507 North Main Street, LLC
whose address is
520 Demoss Court
Glassboro, NJ 08028

referred to as the **Grantor**.

AND

Samuel R. Harasink and Matthew J. Murphy
whose post office address is about to be
956 N Main St
Glassboro, NJ 08028

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 **\$179,000.00 (One Hundred seventy nine thousand dollars and xx/xx)**. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) **Borough of Glassboro**
Block No. **402.01** Lot No. **11**

☐ 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 **Borough of Glassboro**, County of **Gloucester**, and State of New Jersey.

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

GIT/REP-3
(8-19)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
507 North Main Street, LLC
Current Street Address
956 N Main Street
City, Town, Post Office
Glassboro NJ State 08028 ZIP Code

Property Information

Block(s) 402.01 Lot(s) 11 Qualifier
Street Address
956 N Main St
City, Town, Post Office
Glassboro NJ State ZIP Code 08028
Seller's Percentage of Ownership 100% Total Consideration \$179,000.00 Owner's Share of Consideration \$179,000.00 Closing Date 10/13/2020

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.

10-13-20 Date
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

American Land Title Association

Commitment for Title Insurance
Adopted 08-01-2016
Technical Corrections 04-02-2018

LEGAL DESCRIPTION

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

BEGINNING at a point on the Northeasterly line of Main Street (49.75 feet wide) at a distance of 225.00 feet Southeastwardly from a Southerly end of the curve connecting the said Northeasterly line of Main Street with the Southeasterly line of Van Buren Avenue (50.00 feet wide), said connecting curve, having a radius of 25.00 feet, said beginning point being in the dividing line between Lots 11 and 12, on Plan hereinafter mentioned; thence

- (1) North 62 degrees 52 minutes East, along the dividing line between Lots 11 and 12, 120.00 feet to a point in the line of Lot 17; thence
- (2) South 27 degrees 08 minutes East, partly along the line of Lot 17, and partly along the line of Lot 18, 85.00 feet to a point in the dividing line between Lots 10 and 11, said Plan; thence
- (3) South 62 degrees 52 minutes West, along the dividing line between Lots 10 and 11, 120.00 feet to the Northeasterly line Main Street aforesaid; thence
- (4) North 27 degrees 08 minutes West, along the Northeasterly line of Main Street, 85.00 feet to the point and place of Beginning.

BEING Lot 11, on Plan of Glen Ridge, by J. G. Reutter, PE and LS dated November 17, 1953, Map #1042.

NOTE FOR INFORMATION:

BEING known as 956 North Main Street, Glassboro Borough, Gloucester County, State of New Jersey, Block 402.01, Lot 11 on the tax map of Glassboro Borough.

NOTE FOR INFORMATION: The mailing address of the premises is 956 North Main Street, Glassboro, NJ 08028.

BEING THE SAME LAND AND PREMISES which became vested in:

507 North Main Street, LLC by the following:

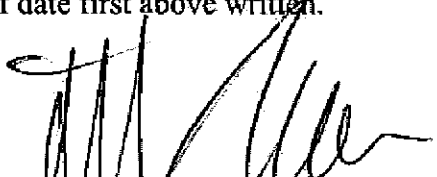
507 North Main Street, LLC by deed from Catherine Lista, dated May 30, 2012, recorded June 11, 2012 in the Gloucester Clerk's/Register's Office in Deed Book 4970, Page 23.

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.

Witnessed or Attested by:

(SEAL)


507 North Main Street, LLC,
by Elizabeth Quam, Member

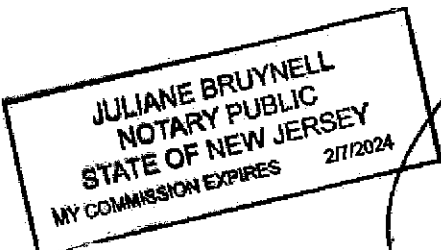
STATE OF New Jersey

COUNTY OF Camden

I CERTIFY that on October 13 2020

Elizabeth Quam, Member personally came before me and this person acknowledged under oath, to my satisfaction that:

- (a) this person is the Managing Member of the LLC named in this Deed;
- (b) this person has the authority to sign this Deed based upon the Operating Agreement of LLC.
- (c) this person signed this proof to attest to the truth of these facts; and
- (d) the full and actual consideration paid or to be paid for the transfer of title is **\$179,000.00**



Signed and sworn before me on

My Commission expires:

DEED	DATED _____, 20__
507 North Main Street, LLC <i>Grantor,</i> TO Samuel R. Harasink and Matthew J. Murphy <i>Grantee</i>	<i>Record and return to:</i>