



E-recorded

DOCKET#:39033 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 855006 10:58:09 AM

10/15/2019
DB 6175 118

Fee:\$ 70.00

CONSIDERATION:\$ 165,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	165.00	STATE :	412.50
NJAHTF :	22.50	EAA :	18.00
PHPFA :	82.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 700.50

GRANTEE ADDRESS: 27 WEST BROAD STREET

GIBBSTOWN
NJ -08027

DOCUMENT DATE: 09/27/2019

MUNICIPALITY: GREENWICH BLOCK: 97 LOT: 8

PARTIES:

FIRST PARTY-RUSSELL DODGE
SECOND PARTY-WILMER A DELVALLE
ADDITIONAL PARTY-SHARON SCHWERTLY

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 9/27/19

BETWEEN

Russell Dodge
whose mailing address is
38 Pennsville Auburn Road
Pedricktown, NJ 08067

referred to as the *Grantor*.

AND

Wilmer DelValle and Sharon Schwertly, Husband & Wife
whose post office address is about to be
27 West Broad Street
Gibbstown, NJ 08027

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 (transfer ownership of) the property described below to the Grantee.

CONSIDERATION This transfer of ownership is made for the sum and consideration of \$165,000.00 (ONE HUNDRED SIXTY FIVE THOUSAND DOLLARS AND XX/XX). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Township of Greenwich, County of Gloucester, State of New Jersey
Block No. 97 Lot No. 8

☐ 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 Township of Greenwich, County of Gloucester, and State of New Jersey.

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

Prepared By: Howard A. Gross, Esq.

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 Greenwich Township, County of Gloucester, and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the northerly sideline of West Broad Street, said point being on the division line of Tax Lots 7 and 8, Block 97, and from said beginning point running; thence

(1) Along said sideline of West Broad Street, North 89 degrees 0 minutes East, 50.00 feet to a point; thence

(2) North 1 degree 0 minutes West, 165.00 feet to a point; thence

(3) South 89 degrees 0 minutes West, 50.00 feet to a point; thence

(4) South 1 degree 0 minutes East, 165.00 feet to the point and place of **BEGINNING**.

NOTE FOR INFORMATION:

BEING known as 27 West Broad Street, Greenwich Township, Gloucester County, State of New Jersey, Block 97, Lot 8 on the tax map of Greenwich Township.



State of New Jersey SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

 GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Russell Dodge

Current Resident Address:

Street: 38 Pennsville Auburn Rd

City, Town, Post Office

Pedricktown

State

New Jersey

Zip Code

08067

PROPERTY INFORMATION

Block(s)

97

Lot(s)

8

Qualifier

Street Address:

27 West Broad Street

City, Town, Post Office

Greenwich Township

State

New Jersey

Zip Code

08027

Seller's Percentage of Consideration

Ownership

100%

\$165,000.00

Owner's Share of

Consideration

\$165,000.00

Closing Date

September 27, 2019

SEILER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Non-Residents)

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 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.

September 27, 2019

Date

Signature

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

September 27, 2019

Date

Signature

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

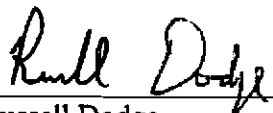
BEING THE SAME LAND AND PREMISES which became vested in Russell Dodge by deed from The Secretary of Veterans Affairs, an officer of the United States of America, dated April 8, 2019, recorded May 9, 2019 in the Gloucester Clerk's/Register's Office in Deed Book 6082, Page 131.

Secretary of Veterans Affairs, an officer of the United States by deed from Carmel M. Morina, Sheriff of the County of Gloucester, in the State of New Jersey, dated December 5, 2018, recorded January 15, 2019 in the Gloucester Clerk's/Register's Office in Deed Book 6018, Page 1.

Robert J. Rieser by deed from Andrew J. Traenkner, dated September 15, 2016, recorded September 20, 2016 in the Gloucester Clerk's/Register's Office in Deed Book 5533, Page 71.

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.



Russell Dodge

STATE OF

NJ

COUNTY OF

Gloucester ^{ss:}

I CERTIFY that on

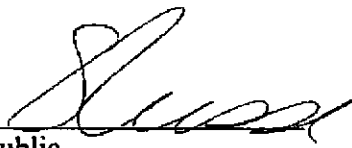
9/27/19

Russell Dodge personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed.
- (b) signed, sealed and delivered this Deed as his/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A.46:15-5, is **\$165,000.00.**

Signed and sworn before me

SHARON L. KESSLER
Notary Public of New Jersey
My Commission Expires September 18, 2023



Notary Public

My Commission expires:

Record and Return to:

RECORD AND RETURN TO
FOUNDATION TITLE, LLC
57 EUCLID STREET
WOODBURY NJ 08096
213-130094

SHARON L. KESSLER
Notary Public of New Jersey
My Commission Expires September 18, 2023