



Docket# 34 Type: DEE Pages: 8  
James N. Hogan, Gloucester County Clerk  
Receipt#: 27 10:29:53 A.M. 01/03/2011  
Recording Fee: \$110.00 DB 4836 23

# Deed

**ANTHONY A. CLAYTON, JR., and ROSEMARIE A. CLAYTON** husband  
and wife, Grantors

and

**ROSEMARIE A. CLAYTON, a Divorced Woman, Grantee**

Property: 207 Church Street  
Lot 1 Block 11803  
City of Williamstown  
Township of Monroe  
Gloucester County, New Jersey

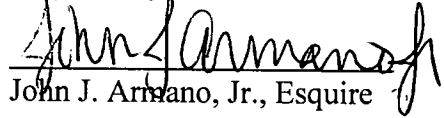
Prepared by:

John J. Armano, Jr., Esquire  
TRIMBLE & ARMANO  
Washington Professional Campus  
900 Route 168, Suite B1-B3  
Turnersville, NJ 08012  
(856) 232-9500

Record & Return to:  
John J. Armano, Jr., Esq.  
(same address as above)

Consideration: \$1.00 Exempt Code: E  
Cnty: \$.00 St: \$.00  
N.J.A.H.T.F.: \$.00 P.H.P.F.A.: \$.00  
E.A.A.: \$.00 Gen Purp: \$.00  
C) \$1M: \$.00 REALTY TOTAL: \$.00

Prepared by:

  
John J. Armano, Jr., Esquire

**DEED  
(QUIT CLAIM)**

This Quitclaim Deed is made on this 30<sup>th</sup> day of December, 2010

**BETWEEN**

ANTHONY A. CLAYTON, JR., residing at 333 Legion Court, Pitman, New Jersey and

ROSEMARIE A. CLAYTON, residing at 207 Church Street, Williamstown, New Jersey,  
husband and wife,

referred to as Grantors,

**AND**

ROSEMARIE A. CLAYTON, a divorced woman,

whose post office address is 207 CHURCH STREET, WILLIAMSTOWN, NEW JERSEY  
08094,

referred to as Grantee;

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

**Transfer of Ownership.** The Grantors grants and conveys (transfers ownership of) the  
property described below to the Grantee. This transfer is made for the sum of  
ONE DOLLAR (\$1.00) DOLLARS AND NO/100. The Grantor acknowledges receipt of this  
money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) BEING Block 11803 Lot 1 on the Official  
Tax Map of the Township of Monroe.

**Property.** ALL THAT CERTAIN land and premises situate in the City of  
Williamstown, Township of Monroe, County of Gloucester and State of New Jersey, bounded  
and described as follows:

KNOWN AND DESIGNATED AS ALL of Lot No. 3 and a Part of Lot No. 4 on a map  
of Lots of Bodine Chew and Co.'s recorded in the Gloucester County Clerk's Office at  
Woodbury in Book 3 of boundaries and divisions, page 123, and is bounded and described as  
follows:

State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION (See Instructions, Page 2)**

Name(s)

ROSEMARIE A. CLAYTON

Current Resident Address:

Street: 207 CHURCH STREET

City, Town, Post Office

WILLIAMSTOWN

State

NJ

Zip Code

08094

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

11803

Lot(s)

1

Qualifier

Street Address:

207 CHURCH STREET

City, Town, Post Office

WILLIAMSTOWN

State

NJ

Zip Code

08094

Seller's Percentage of Ownership

100%

Consideration

ONE DOLLAR (\$1.00)

Closing Date

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)**

1. ☐ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am 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 as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☒ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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.
8. ☐ Transfer 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.

**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.

12/30/10  
Date

Rosemarie A. Clayton  
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



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION (See Instructions, Page 2)**

Name(s)

ANTHONY A. CLAYTON, JR.

Current Resident Address:

Street: 333 LEGION COURT

City, Town, Post Office

PITMAN

State

NJ

Zip Code

08071

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

11803

Lot(s)

1

Qualifier

Street Address:

207 CHURCH STREET

City, Town, Post Office

WILLIAMSTOWN

State

NJ

Zip Code

08094

Seller's Percentage of Ownership

100%

Consideration

ONE DOLLAR (\$1.00)

Closing Date

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)**

1. ☐ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am 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 as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☒ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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.
8. ☐ Transfer 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.

**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.

12/29/10  
Date

[Signature]  
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

BEGINNING at point in the center of Church Street, which point is also corner to lands of John A. Marino and Ida Marino, his wife, and runs thence

1. Along lands of Marino, North 50 degrees 50 minutes West, about 165.53 feet to a corner in line of Lot No. 2 on the above plan; thence
2. Along line of Lot 2, North 45 degrees 45 minutes East, about 133 feet to the center of Academy Street; thence
3. Along the center of Academy Street, South 43 degrees 45 minutes East, 150 feet to the center of Church Street; thence
4. Along the center of Church Street, South 39 degrees 10 minutes West, 125 feet to the place of the beginning.

BEING the same lands and premises granted and conveyed unto Allen Clapper by Deed from Isidore Pizzo and Maddalena Pizzo, his wife, dated June 25, 1983, recorded July 15, 1983 in Book 1471, Page 19.

Together with all and singular the houses, buildings, trees, ways, waters, privileges and advantages, with the appurtenances to the same belonging or in anywise appertaining to the property.

SEE ALSO AMENDED SCHEDULE "C" attached hereto and made part of the aforesaid legal description.

BEING the same land and premises which became vested in ANTHONY A. CLAYTON, JR., and ROSEMARIE A. CLAYTON, husband and wife, by Deed from Allen B. Clapper, by His Attorney in Fact, Gail M. Clapper and Gail M. Clapper, husband and wife, dated September 8, 1993 and in Gloucester County Clerk's Office on September 13, 1993, in Deed Book 2344 Page 342nc.

**Promises by Grantor.** The Grantor's promises are listed below. Each promise is expressed in the language of a New Jersey law (with a reference to the law) and is followed by an explanation in plain language. The Grantor promises that:

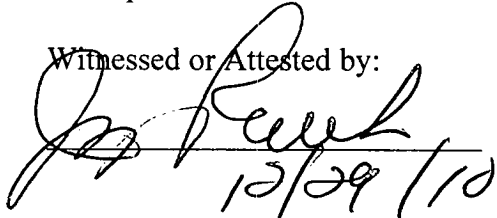
- a. The Grantor is lawfully seized of the said land (N.J.S.A. 46:4-3) - the Grantor is the legal owner;
- b. The Grantor has the right to convey the said land to the Grantee (N.J.S.A. 46:4-4) - the Grantor has the right to convey (sell) this property;
- c. The Grantee shall have quiet possession of the land (N.J.S.A. 46:4-5) - the Grantee will not be disturbed by others with claims against this property;
- d. The Grantor will execute such further assurances of the said lands as may be requisite (N.J.S.A. 46:4-10) - the Grantor will comply with the Grantee's reasonable requests to correct any title defect; and
- e. The Grantor will warrant generally the property hereby conveyed (N.J.S.A. 46:4-7) - the Grantor guarantees the Grantee's ownership of the property.

IT IS SPECIFICALLY INTENDED hereby to give, grant, bargain, sell, quitclaim, release and assign irrevocably to the party of the second part herein, and all present or future estate, right, title and interest, legal or equitable, whether vested, inchoate or contingent, and in particular but not by way of limitation thereof, any vested, inchoate or possible future estate of (dower or courtesy, as applicable) arising by virtue of statute, court decision, public policy or implication of law out of the marital relationship of the parties hereto. It is also the intention of the grantor herein to release and alienate any right of possession the Grantor may have pursuant to N.J.S.A. 38:28-3.

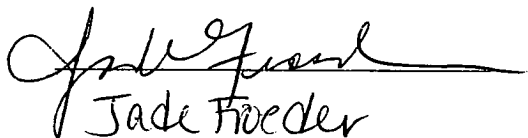
**Who is Bound.** The promises made in this Deed are legally binding upon the Grantor and all who lawfully succeed to the Grantor's rights and responsibilities. These promises can be enforced by the Grantee and all future owners of the property.

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by:

  
12/29/10

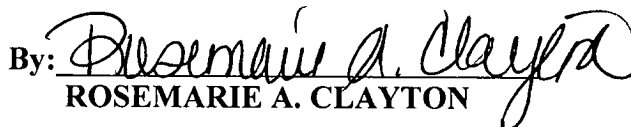
Witnessed or Attested by:

  
Jade Froeder

By:

  
ANTHONY A. CLAYTON, JR.

By:

  
ROSEMARIE A. CLAYTON

**CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUALS**

STATE OF NEW JERSEY :

§

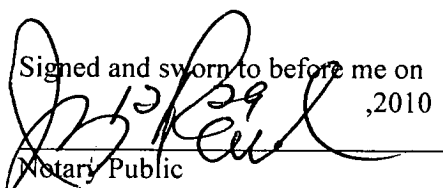
COUNTY OF GLOUCESTER :

I certify that on 12/29, 2010, Anthony A. Clayton, Jr. personally came before me and this person acknowledged under oath, to my satisfaction, that:

- this person is the person named in this Deed;
- this Deed was signed and delivered by its voluntary acts;
- this person signed this proof to attest to the truth of these facts; and
- the full and actual consideration paid or to be paid for the transfer of title is \$1.00.

Signed and sworn to before me on

12/29, 2010

  
Notary Public

**JOSEPH RAUH**  
Notary Public of New Jersey  
My Commission Expires April 20, 2013

**CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUALS**

STATE OF NEW JERSEY :

§

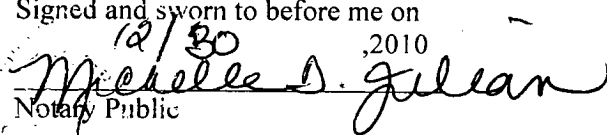
COUNTY OF GLOUCESTER :

I certify that on December 30, 2010, Rosemarie A. Clayton personally came before me and this person acknowledged under oath, to my satisfaction, that:

- this person is the person named in this Deed;
- this Deed was signed and delivered by its voluntary acts;
- this person signed this proof to attest to the truth of these facts; and
- the full and actual consideration paid or to be paid for the transfer of title is \$1.00.

Signed and sworn to before me on

12/30, 2010

  
Notary Public

**MICHELLE D. JULIAN**  
A Notary Public of New Jersey  
My Commission Expires 11/07/2012

### AMENDED SCHEDULE "C"

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Monroe, County of Gloucester and State of New Jersey:

BEING further described according to a survey by Edward J. Constantine, Jr., P.L.S. N.J. Lic. #36714, dated 9/3/93, as follows:

BEGINNING at a point in the center of Church Street (33 feet wide File Map, 38 feet wide Tax Map) Southwesterly a distance of 115.34 feet from the center line of Academy Street (50 feet wide); said point also being the division line between Lots 1 and 2, Block 11803, Tax Map, thence;

1. North 50 degrees 50 minutes 00 seconds West, along said division line, a distance of 165.53 feet to a point in the division line of Lot 6, Tax Map, thence;
2. North 46 degrees 20 minutes 30 seconds East, along said division line Lot 6, 134.87 feet to a point in the center line of Academy Street, thence;
3. South 43 degrees 45 minutes 00 seconds East, along said center line of Academy Street, 149.83 feet to a point at its intersection with the center line of Church Street, thence;
4. South 39 degrees 10 minutes 00 seconds West, along said center line of Church Street, 115.34 feet to the point and place of the beginning.

Being known as lot 3 on Map of Lots of Bodine Chew and Co.'s Land recorded in the Gloucester County Clerk's Office in book C of Boundaries and Divisions, page 123.

Now known as lot 1, block 11803 on the Monroe Township tax map.

STATE OF NEW JERSEY  
**AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER**

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

**BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.**

STATE OF NEW JERSEY

COUNTY GLOUCESTER } SS. County Municipal Code  
MUNICIPALITY OF PROPERTY LOCATION WILLIAMSTOWN

| FOR RECORDER'S USE ONLY |          |
|-------------------------|----------|
| Consideration           | \$ _____ |
| RTF paid by seller      | \$ _____ |
| Date                    | By _____ |

\*Use symbol "C" to indicate that fee is exclusively for county use.

(1) **PARTY OR LEGAL REPRESENTATIVE** (Instructions #3 and #4 on reverse side)

Deponent, ROSEMARIE A. CLAYTON, being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the GRANTOR in a deed dated Dec 30, 2010 transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 11803 Lot number 1 located at  
207 CHURCH STREET, WILLIAMSTOWN, NEW JERSEY 08094  
(Street Address, Town) and annexed thereto.

(2) **CONSIDERATION** \$ 1.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) **REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:**  
(Instructions #5A and #7 on reverse side)

**Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation**

\$ \_\_\_\_\_ ÷ \_\_\_\_\_ % = \$ \_\_\_\_\_

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) **FULL EXEMPTION FROM FEE** (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

8a. FOR CONSIDERATION OF LESS THAN \$100.00

(5) **PARTIAL EXEMPTION FROM FEE** (Instruction #9 on reverse side)

**NOTE:** All boxes below apply to grantor(s) only. **ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED.** Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. **SENIOR CITIZEN** Grantor(s) ☐ 62 years of age or over. \* (Instruction #9 on reverse side for A or B)  
B. **BLIND PERSON** Grantor(s) ☐ legally blind or; \*  
**DISABLED PERSON** Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed\*  
Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:  
☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.  
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. **LOW AND MODERATE INCOME HOUSING** (Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.  
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) **NEW CONSTRUCTION** (Instructions #2, #10, #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.  
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) **RELATED LEGAL ENTITIES TO LEGAL ENTITIES** (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.  
☐ No contributions to capital by either grantor or grantee legal entity.  
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
this 30 day of December 20 10

Signature of Deponent

Rosemarie A. Clayton

Grantor Name

Deponent Address

207 Church St, Williamstown, NJ

Grantor Address at Time of Sale

XXX-XXX- 0 2 0

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

MICHELLE D. JULIAN  
A Notary Public of New Jersey  
My Commission Expires 11/07/2012

| FOR OFFICIAL USE ONLY |               |      |
|-----------------------|---------------|------|
| Instrument Number     | County        |      |
| Deed Number           | Book          | Page |
| Deed Dated            | Date Recorded |      |

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY  
PO BOX 251  
TRENTON, NJ 08695-0251  
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at:  
[www.state.nj.us/treasury/taxation/lpt/localtax.shtml](http://www.state.nj.us/treasury/taxation/lpt/localtax.shtml)