



E-recorded

DOCKET#:19369 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1119412 10:44:27 AM

07/06/2023
DB 6873 341

Fee:\$ 70.00

CONSIDERATION:\$ 172,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	172.00	STATE :	430.00
NJAHTF :	33.00	EAA :	26.40
PHPFA :	86.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 747.40

GRANTEE ADDRESS: 142A WILLOW TURN

MT. LAUREL
NJ -08054

DOCUMENT DATE: 06/21/2023

MUNICIPALITY: GLASSBORO BLOCK: 190 LOT: 2

PARTIES:

FIRST PARTY-CHRISTINE SMITH
SECOND PARTY-AIM HIGH MARKETING LLC

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

30018
 Record & Return to
 Core Title
 1300 Route 73, Suite 112
 Mount Laurel, NJ 08054

Prepared by: Steven T. Passarella, Esquire

DEED

This Deed is made on June 21, 2023

BETWEEN CHRISTINE SMITH,

whose post office address is 84 Farmhouse Road, Sicklerville, New Jersey 08081

referred to as the Grantors,

AND AIM HIGH MARKETING LLC,

whose post office address is soon to be 142A Willow Turn, Mt Laurel
NJ 08054

referred to as the Grantee.

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

1. Transfer of Ownership. The Grantor(s) grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **ONE HUNDRED SEVENTY-TWO THOUSAND DOLLARS (\$172,000.00).**

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Glassboro Borough, County of Gloucester, Block No. 190 and Lots 2, 3, 4, 5, 6 and 7

☐ No property tax identification number is available on the date of this Deed.
 (Check box if applicable.)

3. Property. The Property consists of the land and all the buildings and structures on the land in Glassboro Borough, County of Gloucester and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof.
 (Check Box if Applicable.)

 <i>First American Title™</i>	ALTA Commitment for Title Insurance
Exhibit A	ISSUED BY First American Title Insurance Company

CT-23-30018

ALL that certain land in the Borough of Glassboro, County of Gloucester and State of New Jersey, described as follows:

BEGINNING at a point in the Southerly line of Victory Drive, now known as Isabella Drive, said point being 25 feet Westwardly from the intersection of the Westerly line of Pennsylvania Avenue and the Southerly line of Victory Drive and proceeding thence (1) along said Southerly line of Victory Drive in a general Westerly direction 150 feet; thence (2) at a right angle in a general Southerly direction 150 feet; thence (3) at a right angle in a general Easterly direction 150 feet; thence (4) at a right angle in a general Northerly direction 150 feet to the point and place of beginning.

FOR INFORMATIONAL PURPOSES ONLY:

Being Lot 2, 3, 4, 5, 6 and 7, Block 190 on the Tax Map of the Borough of Glassboro

Commonly Known as: 104 Isabella Drive, Glassboro, (Glassboro Borough), New Jersey.

Being the same land and premises which became vested in Alvin Smith and Christine Smith, his wife, by deed from Borough of Glassboro dated 08/27/1973 and recorded with Gloucester County Recording Office on 08/28/1973 in Book 1248, Page 118.

Said Alvin Smith died 01/09/2023 whereupon title to said land vested in Christine Smith, his wife, by right of survivorship.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

3. 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 affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

4. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:

Christine Smith (Seal)
CHRISTINE SMITH

STATE OF NEW JERSEY

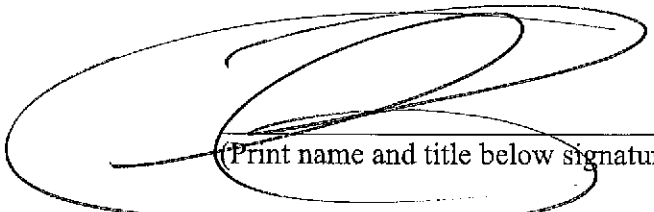
COUNTY OF ^{SS} *Burlington*

I CERTIFY that on *June 21*, 2022,

CHRISTINE SMITH

personally came before me and stated to my satisfaction that this person (of 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 \$172,000.00;
- (d) as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)


(Print name and title below signature)

RECORD AND RETURN TO:

RICH BRUNETT
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 21, 2027

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

CHRISTINE SMITH

Current Street Address

84 FARMHOUSE ROAD

City, Town, Post Office

SICKLERVILLE

State

NJ

ZIP Code

08081

Property Information

Block(s)

190

Lot(s)

2, 3, 4, 5, 6 and 7

Qualifier

Street Address

104 ISABELLA DRIVE

City, Town, Post Office

GLASSBORO

State

NJ

ZIP Code

08028

Seller's Percentage of Ownership

100

Total Consideration

\$172,000.00

Owner's Share of Consideration

\$172,000.00

Closing Date

6/21/23

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 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.

6/21/23

Date

Christine Smith

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact