

66/46201
RECORD & RETURN TO:
GROUP 21 TITLE AGENCY
FIVE GREENTREE CENTRE STE. 111
MARLTON, NJ 08053

Prepared by:

John A. Moustakas, Esq.
John A. Moustakas, Esquire
LAW OFFICE OF BRIAN J. DUFFIELD
95 North Main Street
Mullica Hill, NJ 08062

BARGAIN AND SALE DEED

THIS DEED is made on November 23, 2010,

BETWEEN **LYNN M. KOPKO f/k/a LYNN M. EUBANKS, and Spouse**
or Civil Union Partner, if any, whose address is 205 County House Road, Clarksboro,
New Jersey 08020, referred to as the Grantor,

AND **JAMES E. MANES**, whose address is 125 Foxwood Terrace, Mt. Royal, New
Jersey 08061, referred to as the Grantee. The words "Grantor" and "Grantee" shall mean all
Grantors and all Grantees listed above.

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 for the sum
of **ONE HUNDRED THIRTY-FIVE⁰⁰ THOUSAND NINE HUNDRED DOLLARS and 00/100**
(\$135,900.00⁰⁰). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) **Township of East Greenwich, Block No. 403,**
Lot No. 11.

[] No property tax identification number is available on the date of this deed. (Check box if applicable.)

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

(See Attached Legal Description)

Docket# 47674 TYPE: DEE Pages: 5
James N. Hogan, Gloucester County Clerk
Receipt#: 44237 03:11:13 P.M. 12/06/2010
Recording Fee: \$80.00 DB 4829 170



Consideration: \$135,900.00 Exempt Code: S
Cnty: \$136.14 St: \$339.86
N.J.A.H.T.F.: \$0.00 P.H.P.F.A.: \$68.00
E.A.A.: \$0.00 Gen Prop: \$0.00
C) \$IN: \$0.00 REALTY TOTAL: \$544.00

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)

Lynn M. Kopko

Current Resident Address:

Street:

205 COUNTY HOUSE ROAD

City, Town, Post Office

State

Zip Code

CLARKSBORO

NJ

08020

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

403

11

Street Address:

147 Haines Ave

City, Town, Post Office

State

Zip Code

Mount Royal

NJ

08061-1085

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$135,900.00

11/23/10

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-Residents)

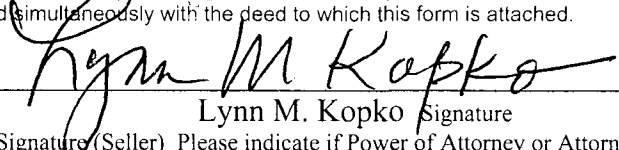
1. ☐ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this
2. ☒ The real property being sold or transferred 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 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. (see instructions)
- ☐ No non-like kind property received.
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 interstate 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. 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.

December 10, 2010

Date


Lynn M. Kopko Signature
Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

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

COMMONLY known as 147 Haines avenue, Mount Royal, New Jersey 08061.

BEING the same lands and premises which became vested in Lynn M. Eubanks, single, by Deed from Natali A. Quattrocchi and Josephine P. Quattrocchi, his wife, dated October 30, 1985, and recorded on November 13, 1985, in Deed Book 1530, Page 685, in the Gloucester County Clerk's/Registrar's Office.

Lynn M. Eubanks is now known as Lynn M. Kopko.

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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

 (Seal)
LYNN M. KOPKO
f/k/a LYNN M. EUBANKS

_____ (Seal)

STATE OF NEW JERSEY)
) SS:
COUNTY OF GLOUCESTER)

I CERTIFY that on November 23, 2010, **LYNN M. KOPKO f/k/a LYNN M. EUBANKS and Spouse or Civil Union Partner, if any**, 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 or her act and deed; and
- (c) made this Deed for \$135,900.00 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)

as his or her act and deed; and
full and actual consideration paid or to be paid
(consideration is defined in N.J.S.A. 46:15-5)



(Print name and title below signature)

KATHLEEN A. CASTRO
NOTARY PUBLIC OF NEW JERSEY
 Commission Expires 11/28/2011

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 6614GP-01

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in East Greenwich Township, Gloucester County, and State of New Jersey being more particularly described as follows:

BEGINNING at a point in the Northwesterly line of Haines Avenue (40 feet wide) distant Northeastwardly 153.00 feet from the intersection of the Northwesterly line of Haines Avenue extended and the center line of Berkley Road (49.50 feet wide);

thence (1) along the said Northwesterly line of Haines Avenue North 27 degrees 48 minutes East, 75 feet to a point;

thence (2) North 62 degrees 12 minutes West, 126.08 feet to a point;

thence (3) South 40 degrees 15 minutes West, 76.80 feet to a point;

thence (4) South 62 degrees 12 minutes East, 142.64 feet to the point and place of beginning.

BEING premises No. 147 Haines Avenue.

BEING Block: 403, Lot: 11