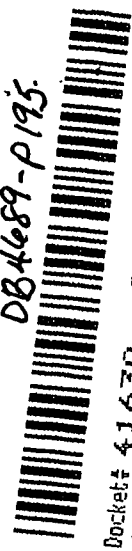


DB4689-P195



Docket# 4-1630 Type: DEE Pages: 5
James N. Hogan, Gloucester County Clerk
Recording Fee: \$80.00 DB 4-1630
02:35:08 P.M. 08/20/2009

09 NJ2364
NJ RECORD RETURN
IDENT LAND TRANSFER CO. NJ
100 N. KINGS HIGHWAY
CHERRY HILL, NJ 08034

[Signature]

PREPARED BY: DAVID A. WOLLMAN, ESQ.

DEED

THIS DEED is made on the 31st day of August, 2009 between

BARBARA S. GROSS,

*1947 E. Elmer Rd.
Vineyard, NJ 08360*

Consideration: \$653,500.00 Exempt Code: S
Cnty: \$654.15 St: \$1,633.10
N.J.A.H.T.F.: \$755.25 P.H.P.F.A.: \$326.75
E.A.A.: \$1,003.05 Gen Purp: \$1,279.80
C.P.M.: \$1.00 REALTY TOTAL: \$5,752.10

AND

ERIC MCGLADE and HEIDI MCGLADE,

142 Arbor Drive
Swedesboro, New Jersey

Grantee(s)

In return for the payment to the Grantor(s) by the Grantee(s) of **SIX HUNDRED FIFTY THREE THOUSAND FIVE HUNDRED DOLLARS (\$653,500.00)**, the Grantor(s) grant and convey to Grantee(s) all that certain parcel of land situate in the Township of Woolwich, County of Gloucester and State of New Jersey and being further described as follows:

BEGINNING at the Southerly end of the curve connecting the curved Westerly line of Arbor Drive (50.00 feet wide) with the curved Southerly line of Cedar Court (50.00 feet wide); said connecting curve having a radius of 25.00 feet; thence

- (1) Southwardly and Southeastwardly along the curved Westerly and Southwesterly line of Arbor Drive, curving to the left on a radius of 175.00 feet, an arc distance of 182.06 feet to the Northwesterly end of the curve connecting the curved Southwesterly line of Arbor Drive with the Westerly line of Dominic's Court (50.00 feet wide); thence
- (2) Southeastwardly and Southwardly along said connecting curve, curving to the right on a radius of 25.00 feet, an arc distance of 37.65 feet to the Southerly end of said connecting curve; thence
- (3) South 14 degrees 34 minutes 00 seconds West along the Westerly line of Dominic's Court 25.65 feet to a point at the division line between Lots 7. 13 and 7.14, Block 54, on Plan hereinafter mentioned; thence
- (4) South 72 degrees 10 minutes 58 seconds West along said division line 337.03 feet to a point at the division line between Lot 7.14 and 7.15, Block 54, said Plan; thence
- (5) North 04 degrees 00 minutes 00 seconds West along said division line 347.15 feet to a point in the Southerly line of Cedar Court; thence
- (6) South 76 degrees 17 minutes 06 seconds East along the Southerly line of Cedar Court 135.03 feet to a point of curve; thence
- (7) Eastwardly along the curved Southerly line of Cedar Court, curving to



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(C.55, P.L. 2004)

GIT/REP-3

(12-07)

(Please Print or Type)

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

Name(s)

Barbara Gross

Street Address:

1947 East Elmer Rd NJ 08360
City, Town, Post Office State Zip Code

PROPERTY INFORMATION (Enter Property Description)

Block(s)	Lot(s)	Qualifier
54	7.14	

Street Address: 142 Arbor Drive

Swedesboro NJ 08085

City, Town, Post Office State Zip Code

100.00000 \$ 653,500.00 08/31/09

Seller's Percentage of Ownership Consideration Closing Date

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

- ☒ 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.
- ☒ 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.
- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ 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 acknowledge the obligation to file a New Jersey income tax return for the year of the sale.
☐ No non-like kind property received.
- ☐ 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.

8/31/09
Date

Barbara Gross
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

File Number: 09NJ2364

**SCHEDULE C
PROPERTY DESCRIPTION**

LAND AND PREMISES situate in the Township of Woolwich, County of Gloucester and State of New Jersey as follows:

BEGINNING at the Southerly end of the curve connecting the curved Westerly line of Arbor Drive (50 feet wide) with the Curved Southerly line of Cedar Court (50 feet wide); said connecting curve having a radius of 25.00 feet; thence

1. Southwardly and Southeastwardly along the curved Westerly and Southwesterly line of Arbor Drive, curving to the left on a radius of 175.00 feet, an arc distance of 182.06 feet to the Northwesterly end of the curve connecting the curved Southwesterly line of Arbor Drive with the Westerly line of Dominic's Court (50 feet wide); thence
2. Southeastwardly and Southwardly along said connecting curve, curving to the right on a radius of 25.00 feet, an arc distance of 37.65 feet to the Southerly end of said connecting curve; thence
3. South 10 degrees 34 minutes 00 seconds West along the Westerly line of Dominic's Court 25.65 feet to a point at the division line between Lots 7, 13 and 7.14, Block 54, on Plan hereinafter mentioned; thence
4. South 68 degrees 10 minutes 58 seconds West along said division line 337.03 feet to a point at the division line between Lots 7.14 and 7.15, Block 54, said Plan thence
5. North 08 degrees 00 minutes 00 seconds West along the last mentioned division line 347.15 feet to a point in the Southerly line of Cedar Court; thence
6. South 80 degrees 17 minutes 06 seconds East along the Southerly line of Cedar Court 135.03 feet to a point of curve; thence
7. Eastwardly along the curved Southerly line of Cedar Court, curving to the left on a radius of 250.00 feet, an arc distance of 63.56 feet to the Westerly end of the above mentioned connecting curve connecting the curved Westerly line of Arbor Drive with the curved Southerly line of Cedar Court; thence
8. Eastwardly, Southeastwardly and Southwardly along said connecting curve, curving to the right on a radius of 25.00 feet, an arc distance of 34.36 feet to the place of beginning.

BEING Lot 7.14, Block 54, on Plan of Lots, Natures Walk, filed September 21, 2001 in the County Clerk's Office of Gloucester County, Map No. 3426.

BEING DESCRIBED in accordance with a survey made by Joseph W. Maxcy, NJ PLS, dated August 14, 2009.

TAX NOTE: Being known as Block 54, Lot 7.14 on the official tax map.

the left on a radius of 250.00 feet, an arc distance of 63.5 feet to the Westerly end of the above mentioned connecting curve connecting the curved Westerly line of Arbor Drive with the curved Southerly line of Cedar Court; thence

- (8) Eastwardly, Southeastwardly and Southwardly along said connecting curve, curving to the right on a radius of 25.00 feet, an arc distance of 34.36 feet to the place of Beginning.

BEING Lot 7.14, Block 54, on Plan of Lots, Nature Walk, filed, September 21, 2001 in the County Clerk's Office of Gloucester County, Map No. 3426.

BEING known as Block 54, Lot 7.14 as shown on the Official Tax Map of the Township of Woolwich.

Being the same land and premises which became vested in **LEONARD J. BYSTRICK and BARBARA S. GROSS, as Joint Tenants with Right of Survivorship**, by Deed from **TINDALL HOMES**, dated February 04, 2003, recorded on February 21, 2003 in Deed 3552, Page 68.

Thereafter, on July 24, 2007 **LEONARD J. BYSTICK** departed this life, vesting title in **BARBARA S. GROSS** by Right of Survivorship.

The Grantor(s) have received full payment from the Grantee(s).

Promises by Grantor(s). The Grantor(s) promise that Grantor(s) have 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(s) have 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(s)).

The Grantor(s) sign this Deed on the first date above. If the Grantor is a corporation, this deed is signed by its corporate officers and its corporate seal is affixed.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF OR ATTESTED BY:

Witness



BARBARA S. GROSS

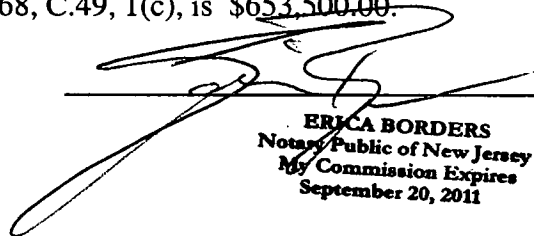
CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

STATE OF New Jersey :
COUNTY OF Gloster SS:

I am a Notary, an officer authorized to take acknowledgments and proofs in this State.

On August 31, 2009, **BARBARA S. GROSS**, appeared before me in person. *(If more than one person appears, the words " this person shall include the names of all who appeared before me and made this acknowledgment).* I am satisfied that this person is the person named in and who signed this Deed. This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the purposes and uses expressed in this Deed.

This person acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, C.49, 1(c), is \$653,500.00.


ERICA BORDERS
Notary Public of New Jersey
My Commission Expires
September 20, 2011