

Deed

This Deed is made on August 9, 2006

BETWEEN THE ESTATE OF COLUMBUS HALL, Deceased, By Howard Hall, Administrator, and Howard Hall, Individually; and Geneva M. Little, Individually

whose post office address is 78 Hopkins Street, Woodbury, New Jersey 08096

referred to as the Grantor,
AND SUZANNE MARTUCCI

whose post office address is 128 Wexford Court, Deptford, New Jersey 08096

referred to as the Grantee.

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

1. 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 TWENTY-THREE THOUSAND FIVE HUNDRED (\$23,500.00) DOLLARS
The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Township of Deptford
Block No. 404 Lot No. 7 Qualifier No. Account No.

☐ No lot and block or account 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 the Township of Deptford
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.)

BEGINNING at a point in the Northwestern side of Cattell Road f/k/a Dilks Mill Road, distant 429.12 feet Northeastwardly from the Northeastly intersection of Dilks Mill Road and Savage Avenue, thence North 38 degrees 40 minutes East, and along the Northwestern side line of Dilks Mill Road, a distance of 50 feet and extending Northwestwardly between parallel lines of that width or breadth a distance of 192.39 feet.

BEING known as Lot 7, Block 404 as shown on the Township of Deptford tax map
COMMONLY known as Cattell Road.

BEING the same lands granted and conveyed unto Columbus Hall by deed from Annie E. Savage, widow, dated 08/23/1944, recorded 12/30/1944 in the Gloucester County Clerk's Office in Deed Book 511, page 567. Columbus Christopher Hall died intestate on 05/05/1946 and by certain proceedings filed in the Surrogate's Office of Gloucester County on 06/20/2006 under Docket No. 06-00780, he left surviving as his only heirs-at-law and next of kin, Howard C. Hall, his son and Geneva M. Little, his daughter. The said Howard C. Hall was appointed Administrator of said Estate.

SEE REVISED DESCRIPTION ATTACHED

Consideration: \$23,500.00 Exempt Code: S
Cnty: \$23.52 St: \$58.73
N.P.N.R.F.: \$0.00 P.H.P.F.A.: \$11.75
E.A.A.: \$0.00 Gen Purp: \$0.00
C) \$1M: \$0.00 REALTY TOTAL: \$94.00

Prepared by: (print signer's name below signature)

Warren H. Carr, Esquire

(For Recorder's Use Only)



Docket# 61025 Type: DEE Pages: 6
James N. Hogan, Gloucester County Clerk
Receipt#: 50593 02:33:35 P.M. 09/06/2006
Recording Fee: \$90.00 DB 4270 302

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

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)

Howard C. Hall, Administrator of the Estate of Columbus Hall

Current Resident Address:

HH
Street: 78 Hopkins Street

City, Town, Post Office

State

Zip Code

Woodbury,New Jersey08096**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

4047

Street Address:

Catell Road

City, Town, Post Office

State

Zip Code

DeptfordNew Jersey08096

Seller's Percentage of Ownership

Consideration

Closing Date

100%\$23,500.008/9/06 HH**SELLER ASSURANCES (Check the Appropriate Box)**

1. ☒ I am a resident taxpayer 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 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.

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.

8/9/06
DateHoward C. Hall
(Seller)

Please indicate if Power of Attorney or Attorney in Fact

HH
Hall Administrator
of the Estate of Howard C. Hall

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)

GIT/REP-3
(5-05)

(Please Print or Type)

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

Name(s)

Howard C Hall

Current Resident Address:

Street: 78 Hopkin Street Woodbury NJ 08096
City, Town, Post Office State Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)

404

Lot(s)

7

Qualifier

Street Address:

Catell Road

City, Town, Post Office

Deptford

State

NJ

Zip Code

08096

Seller's Percentage of Ownership

0%

Consideration

23,500.00

Closing Date

8/9/06

SELLER ASSURANCES (Check the Appropriate Box)

- ☒ 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 acknowledges the obligation to file a New Jersey income tax return for the year of the sale.
- ☐ 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.

8/9/06
Date

Date

Howard C Hall
Signature

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

Howard C. Hall

Signature

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



State of New Jersey

GIT/REP-3
(5-05)

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

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

Name(s)

Geneva M. Little

Current Resident Address:

Street:

1255 Thurman St

City, Town, Post Office

Camden, NJ

State

NJ

Zip Code

08104

PROPERTY INFORMATION (Brief Property Description)

Block(s)

404

Lot(s)

7

Qualifier

Street Address:

Cattell Rd

City, Town, Post Office

Keyport

State

NJ

Zip Code

08096

Seller's Percentage of Ownership

0%

Consideration

23,500.00

Closing Date

8/9/06

SELLER ASSURANCES (Check the Appropriate Box)

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 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 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.

8/12/06

Date

Geneva M. Little

Signature

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

Geneva M. Little

Signature

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

S SURETY
TITLE CORPORATION
TITLE INSURANCE COMMITMENT

File Number: 70700

SCHEDULE C
REVISED LEGAL DESCRIPTION

ALL that certain land and premises situate in the Township of Deptford, County of Gloucester and the State of New Jersey, bounded and described as follows:

BEGINNING at a point in the Northwestern side of Cattell Road f/k/a Dilks Mill Road, 16.5 feet off centerline, distant 429.12 feet Northeastwardly from the Northeasterly intersection of Dilks Mill Road and Savage Avenue, thence North 38 degrees 40 minutes East, and along the Northwestern side line of Dilks Mill Road, a distance of 50 feet and extending North 51 degrees 20 minutes West between parallel lines of that width or breadth a distance of 192.39 feet.

BEING known as Lot 7, Block 404 as shown on the Township of Deptford tax map.

COMMONLY known as Cattell Road.

4. 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).

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

8 ESTATE OF Columbus HALL, Deceased

Witness by:

By Howard Hall, Administrator (Seal)
Howard Hall, Administrator

Howard Hall (Seal)
Howard Hall, Individually

Geneva M. Little (Seal)
Geneva M. Little, Individually

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER
I CERTIFY that on August 9, 2006

8 Geneva M. Little

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of this Deed; and,

(b) executed this Deed as his or her own act; and

(c) made this Deed for \$ 23,500.00

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.)

RECORD AND RETURN TO:

Etienne J. Gismondi
ETTORRE J. GISMONDI
NOTARY PUBLIC OF N.J. My Commission Expires 3/29/2011
Print name and title below signature

State of New Jersey, County of Gloucester

I Certify that on August 9, 2006

Howard Hall administrator of the Estate of Columbus Hall and Howard Hall Individually, personally came before me and stated to my satisfaction that this person:

(A) Was the maker of this Deed; and

(B) Executed this Deed as His Own Act; and

(C) Made this Deed for \$23,500.00 as the full and actual consideration paid for transfer of title.

Billie Jean Odell

BILLIE JEAN ODELL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires February 18, 2007

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006)

To be recorded with deed pursuant to Chapter 49, P.L. 1968, as amended by Chapter 308, P.L. 1991 (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
0802

MUNICIPALITY

Deptford Twp

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 (See Instructions # 3 and #4 on reverse side)

Deponent, Billie Jean Odell, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Settlement Officer in a deed dated 8/9/06 transferring
(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
real property identified as Block number 404 Lot number 7 located at
Catell Rd. Deptford Twp. Gloucester Co and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 23,500.00 (See Instructions #1 and #5 on reverse side)

(2A) REQUIRED CALCULATION OF EQUALIZED ASSESSED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:

Total Assessed Valuation + Director's Ratio = Equalized Valuation

\$ 4,900.00 + 68.00 % = \$ 3332.00

If equalized value is in excess of \$1,000,000, the 1% fee is imposed on buyer on entire amount of consideration. 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 value.

(3) FULL EXEMPTION FROM FEE (See Instruction #6 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.

(4) PARTIAL EXEMPTION FROM FEE (See Instruction #7 on reverse side)

PARTIAL EXEMPTION FROM FEE EXEMPTION FROM FEE (See Instructions #7 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 Fee, Supplemental Fee, and General Purpose Fee, 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. * (See Instruction #7 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 or disabled persons must also meet all of the following criteria.

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of the State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

- C. LOW AND MODERATE INCOME HOUSING (See Instruction #7 on reverse side)
☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(5) NEW CONSTRUCTION (See Instructions #8 and #10 on reverse side)

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

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 4th day of August, 2006

Billie Jean Odell
Signature of Deponent
Billie Jean Odell
Deponent Address
C/o Serey Title Corp

Estate of Columbus Hall
Grantor Name
C/o 78 Hopkins St
Grantor Address at Time of Sale
Woodbury NJ 08096
Name/Company of Settlement Officer
Serey Title Corp.

MARIE J. STRAUSS
Notary Public of New Jersey
My Commission Exp. June 18, 2008

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

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 2A is completed.

STATE OF NEW JERSEY- DIVISION OF TAXATION

PO BOX 251

TRENTON, NJ 08646-0251

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 may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/tp/localtax.htm