



Docket# 33992 Type: DEE Pages: 4
James N. Hogan, Gloucester County Clerk
Receipt#: 30535 03:44:49 P.M. 07/20/2009
Prepared by: [illegible] DE 4874 116

William G. Sokol, Esq.

DEED

This Deed is made on April 23, 2009

BETWEEN

Thomas W. Pyle, III and Tiffany A. Keating, nka Tiffany A. Pyle
whose address is: 15 Mccurdy Ave, Franklinville, NJ 08322-2667

referred to as the
Grantor.

AND

Thomas W. Pyle, III and Tiffany A. Pyle, husband and wife
15 Mccurdy Ave Franklinville NJ 08322 referred to as the Grantee.

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

Transfer and Ownership. The grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE DOLLAR AND 00/100 (\$1.00).

Township
Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Franklin, Block No. 1603, Lot No. 24; ,
Account No. *ms*

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

Property. The property consists of the land and all the buildings and structures on the land in the Township of Franklin, County of Gloucester, State of New Jersey, and State of New Jersey. The legal description is:

ALL that certain tract or parcel of land, situated, lying and being in the Township of Franklin, County of Gloucester, State of New Jersey, more particularly described as follows:

BEGINNING at the rebar set in the Northwestern line of McCurdy Avenue (as proposed 50 feet wide) said point being the Northeasterly end of a curve connecting said Northwestern line with the Northeasterly line of Coles Mill Road (as proposed 59.75 feet wide) and running; thence

- (1) Along the Northwestern line of Mccurdy Avenue, North 13 degrees 00 minutes 00 seconds East, a distance of 185.95 feet to a point; thence
- (2) North 77 degrees 00 minutes 00 seconds West, a distance of 206.23 feet to a point in the line of lands now or formerly of Barton C. Inc.; thence
- (3) Along lands of said Barton, parallel with McCurdy Avenue, South 13 degrees 00 minutes 00 seconds West, a distance of 219.37 feet to a rebar set in the Northeasterly line of Coles Mill Road; thence
- (4) Along said Northeasterly line, South 79 degrees 39 minutes 00 seconds East, a distance of 182.58 feet to a point of curvature; thence
- (5) Along the aforesaid connecting curve, curving to the Northeast on a radius of 25 feet, an arc distance of 38.11 feet to the point and place of BEGINNING.

BEING known as Lot 24, Block 1603 on the Tax Map of Franklin Township.

FOR INFORMATIONAL PURPOSES ONLY: Commonly known as 15 McCurdy Avenue, Franklinville, New Jersey.

Being the same land and premises vested in Thomas W. Pyle, III and Tiffany A. Keating, by deed from C & D Builders, Inc. a corporation of the State of New Jersey, dated 1/12/1999 and recorded 1/27/1999 in the Gloucester County Clerk's Office in Deed Book 2059, Page 278.

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



GIT/REP-3
(12-07)

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) ^{III}
Thomas W. Pyle and Tiffany A. Pyle, fka Tiffany A. Keating, husband and wife

Current Resident Address:
Street: 15 Mccurdy Ave

City, Town, Post Office	State	Zip Code
Franklinville	NJ	08322-2667

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
1603	24	

Street Address:
15 Mccurdy Ave

City, Town, Post Office	State	Zip Code
Franklinville	NJ	08322-2667
Seller's Percentage of Ownership	Consideration	Closing Date
100%	\$1.00	April 23, 2009

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.
- ☐ 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.

4/23/09
Date

Thomas W. Pyle III
Signature

Signature Thomas W. Pyle III
Please indicate if Power of Attorney or Attorney in Fact

4/23/09
Date

Tiffany A. Pyle
Signature

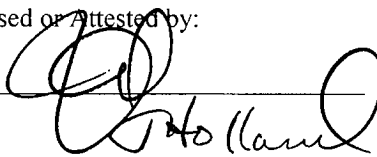
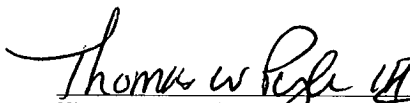
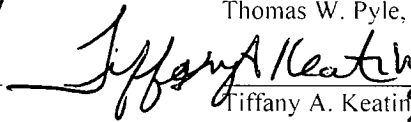
Signature Tiffany A. Pyle fka Tiffany A. Keating
Please indicate if Power of Attorney or Attorney in Fact

Deed Quitclaim

Type of Deed. This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

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

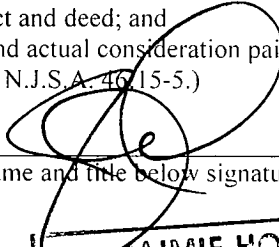
Witnessed or Attested by:

  (SEAL)
Thomas W. Pyle, III
 now known as
Tiffany A. Keating nka Tiffany A. Pyle (SEAL)

STATE OF NEW JERSEY, COUNTY OF Gloster SS:

I CERTIFY that on April 23, 2009
Thomas W. Pyle, III
Tiffany A. Keating nka Tiffany A. Pyle 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 \$ 1.00 as 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)

JAIMIE HOLLAND
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires Oct. 21, 2012

DEED	DATED <u>4/23</u> , 2009
<i>Thomas W. Pyle, III, Tiffany A. Keating nka Tiffany A. Pyle</i> Grantor, TO <i>Thomas W. Pyle, III and Tiffany A. Pyle, husband and wife</i> Grantee	Record and return to: RECORD AND RETURN PATRIOT LAND TRANSFER 5001 RT. 42 STE. A TURNERSVILLE, NJ 08012

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 0805

MUNICIPALITY OF PROPERTY LOCATION Franklin

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, William G Sokol, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Officer of Title Co in a deed dated 4/23/09 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 1603 Lot number 24 located at 15 Mccurdy Ave, Franklinville NJ 08322 and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 1.00 (See Instructions #1 and #5 on reverse side)

(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:
(See 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 (See 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.
Consideration less than \$100. Deed adds wife's married name.

(5) PARTIAL EXEMPTION FROM FEE (See 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 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 #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 THE CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See 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 (See Instructions #2, #10 and #12 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.

(7) 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 23 day of April, 20 09

Gregg E Rego
Notary Public State of New Jersey
My Commission Expires Apr. 3, 2011

Signature of Deponent
5901 Rt 42 Turnersville NJ 08012
Dependent Address
xxx-xxx-722
Last 3 digits in Grantor's Social Security Number

Thomas W Pyle III, Tiffany A Keating nks Tiffany A Pyle
Grantor Name
15 Mccurdy Av Franklinville NJ08322
Grantor Address at Time of Sale
Patriot Land Transfer
Name/Company of Settlement Officer

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 3A is completed.

STATE OF NEW JERSEY - DIVISION OF TAXATION
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 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 of Taxation website at:
www.state.nj.us/treasury/taxation/lpt/localtax.shtml