

Deed

This Deed is made on March 18th 2010,

BETWEEN CAROLE E. WILLIAMS



Surviving Tenant By The Entirety

whose post office address is **943 Sykesville Road**

Williamstown, New Jersey

Docket# **10630** Type: DEE Pages: **5**
James N. Hogan: Gloucester County Clerk
Receipt#: **10312** 09:43:35 A.M. 03/23/2010
Recording Fee: **\$80.00** DB **4751 337**

referred to as the Grantor,

AND SCOTT WILLIAMS

Single

whose post office address is **943 Sykesville Road**

Williamstown, New Jersey

Consideration: **\$1.00** Exempt Code: **E**
Cnty: **\$0.00** St: **\$0.00**
N.J.A.H.T.F.: **\$0.00** P.H.P.F.A.: **\$0.00**
E.A.A.: **\$0.00** Gen Purp: **\$0.00**
C) \$1M: **\$0.00** REALTY TOTAL: **\$0.00**

referred to as the Grantee.

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 **\$1.00**

One Dollars and No Cents

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of **Monroe**

Block No. **10801** Lot No. **13** 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 **Monroe** 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.)

Being the same premises as conveyed to Richard J. Williams and Carole E. Williams, his wife by Deed from Richard J. Williams and Carole E. Williams, his wife dated January 15, 1979, recorded February 23, 1979 in the Gloucester County Clerk/Register's Office in Deed Book 1374, Page 1180.

Richard J. Williams died September 3, 2009 leaving Carole E. Williams as surviving tenant by the entirety.

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

Kenneth P. Westreich, Esq.

(For Recorder's Use Only)

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) **CAROLE E. WILLIAMS**Current Resident Address **943 Sykesville Road**City, Town, Post Office **Williamstown**State **NJ**

Zip Code

PROPERTY INFORMATION (Brief Property Description):Block(s) **10801**Lot(s) **13**

Qualifier

Street Address **943 Sykesville Road**City, Town, Post Office **Williamstown**State **NJ**

Zip Code

Seller's Percentage of Ownership **100**Consideration **\$1.00**

Closing Date

SELLER'S 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 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 an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:5-1-1 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 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.

3-10-10
DateCarole E. Williams
CAROLE E. WILLIAMS 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

The street address of the Property is:
943 Sykesville Road
Williamstown, New Jersey

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.)

Witness by:

Carole E. Williams (Seal)
CAROLE E. WILLIAMS

(Seal)

STATE OF NEW JERSEY, COUNTY OF Camden SS:
I CERTIFY that on March 10th 2010

CAROLE E. WILLIAMS

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;

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

(c) made this Deed for \$ 1.00 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:

NREIS OF NJ, INC.
401 Route 70 East, Suite 210
Cherry Hill, NJ 08034

Shawn J. O'Mara

Print name and title below signature

SHAWN J. O'MARA
ID # 2168639
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 6/3/2014

DESCRIPTION

TRACT NO. 1. BEGINNING at a point in the center of Sykesville Road, said point being a corner to Lot #21A and being Southwardly 405.64 feet from the centerline of Corkery Lane; and running thence (1) North 78 degrees and 36 minutes West, 375 feet to a corner in line of land formerly of Ralph B. Sickler; thence (2) along said land formerly of Ralph B. Sickler, South 11 degrees and 24 minutes West, 100 feet to an iron pipe corner of land about to be conveyed to Ralph Weed; thence (3) along said land about to be conveyed, and along Lot #21B owned by Ralph Weed, South 78 degrees and 36 minutes East, 375 feet to the center of Sykesville Road, aforesaid; thence (4) along said center of Sykesville Road, North 11 degrees and 24 minutes East, 100 feet to the place of beginning. CONTAINING 37,500 square feet of land.

KNOWN AS Lot #21C in Block #120 on the official tax map.

TRACT NO. 2. BEGINNING at an iron pipe, Northwesterly corner of Lot #21B in Block #120, which iron pipe is Northwestwardly 200 feet from the centerline of Sykesville Road at a point Southwestwardly along the centerline of Sykesville Road 505.64 feet from the centerline of Corkery Lane; and running thence (1) along Lot #21B, South 11 degrees and 24 minutes West, 100 feet to a concrete monument, Southwesterly corner of Lot #21B; thence (2) along Lot #21, Block #120, North 78 degrees and 36 minutes West, 175 feet to an iron pipe corner; thence (3) still along Lot #21, North 11 degrees and 24 minutes East, 100 feet to an iron pipe corner; thence (4) along Lot #21C, aforesaid, South 78 degrees and 36 minutes East, 175 feet to the place of beginning.

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 OF

GLOUCESTER

} SS.

County Municipal
Code
0811

Municipality of Property Location: Monroe Township

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 attached)

Deponent, CAROLE E. WILLIAMS, being duly sworn according to law upon his/her oath deposes

and says that he/she is the Grantor in a deed dated _____

(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 10801 Lot No. 13 located at
943 Sykesville Road, Williamstown, NJ and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION: \$1.00 (See Instructions 1 and 5)

(3) Property transferred is Class 4A 4B 4C (circle one). If Class 4A, calculation in Section 3A is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS: (see Instructions 5A and 7)

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 value.

(4) FULL EXEMPTION FROM FEE: (see Instruction 8)

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 the exemption symbol is insufficient. Explain in detail. CONSIDERATION BETWEEN PARENT AND CHILD.

(5) PARTIAL EXEMPTION FROM FEE: (see Instruction 9) 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 the State's portion 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 (see Instruction 9)

- ☐ Grantor(s) 62 years of age or over.*
☐ One- or two-family residential premises.
☐ Resident of the State of New Jersey.

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ Owners as joint tenants must all qualify.

B. BLIND (see Instruction 9)

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

DISABLED (see Instruction 9)

- ☐ Grantor(s) permanently and totally disabled.*
☐ Receiving disability payments.*
☐ Not gainfully employed.*
☐ One- or two-family residential premises.
☐ Owned and occupied by grantor(s) at time of sale.
☐ Owners as joint tenants must all qualify.
☐ Resident of the State of New Jersey.

* IN THE CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION OR REGISTERED DOMESTIC COUPLE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (see Instruction 9)

- ☐ Affordable according to HUD standards.
☐ Reserved for occupancy.
☐ Meets income requirements of region.
☐ Subject to resale controls.

(6) NEW CONSTRUCTION (see Instructions 2, 10 and 12)

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

(7) Deponent makes this Affidavit to induce the 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 10th

day of March, 2010

Shawn J. O'Mara
Notary Public

Carole E. Williams

Signature of Deponent

943 Sykesville Road

Williamstown, NJ

Deponent Address

CAROLE E. WILLIAMS

Grantor Name

943 Sykesville Road

Williamstown, NJ

Grantor Address at Time of Sale

XXX-XX-X

NREIS OF NJ, INC.

Last 3 digits in Grantor's Social Security No.

Name/Company of Settlement Officer

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury and Finance and may not be altered or amended without the prior approval of the Director. For information on how to obtain a copy of this Affidavit, visit the Division of Taxation website at www.state.nj.us/treasury/taxation

SHAWN J. O'MARA

D # 2108539

NOTARY PUBLIC - NEW JERSEY

My Commission Expires 6/30/2014

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____