

Docket: 00021641
Type: DEE Pages: 5
James N. Hogan, Gloucester County Clerk
Receipt #: 41874 12:23:22P Jun 20, 2011
Recording Fee: 80.00 DB 4879 136

Consideration:	1.00	Tax/Code: E
County:	.00	State: .00
NJAHTF:	.00	PHPFA: .00
EAA:	.00	
GenPur:	.00	
C) \$1M:	.00	
REALTY TOTAL:		.00

Deed

PURPOSE OF THIS DEED IS TO CORRECT LEGAL DESCRIPTION

This Deed is made on June 1, 2011

Between

Scott Williams

whose post office address is 943 Sykesville Road, Williamstown, NJ 08094

referred to as the Grantor,

and

Scott Williams

whose post office address is 943 Sykesville Road, Williamstown, NJ 08094

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 One and 00/100 Dollar (\$1.00). The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15:1.1) Municipality of Township of Monroe
Block No. 10801 Lot No. 13 Account No.

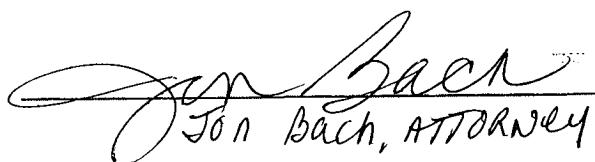
☐ No property tax identification number is available on the date of this Deed.
(Check box if applicable)

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)

(For Recorder's Use Only)

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


Jon Bach, ATTORNEY



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

GI1/REP-3
(12-07)

(Please Print or Type)

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

Name(s) Scott Williams
Current Resident Address:
Street: 943 Sykesville Rd State NJ Zip Code 08094
City, Town, Post Office Williamstown

PROPERTY INFORMATION (Brief Property Description)

Block(s) 10801 Lot(s) 13 Qualifier
Street Address: 943 Sykesville Rd
City, Town, Post Office Williamstown State NJ Zip Code 08094
Seller's Percentage of Ownership 100% Consideration 1.00 Closing Date 6/1/2011

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to 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: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.

6-1-11
Date

[Signature]
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, NJ 08094.

4. **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.

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

Witnessed by:

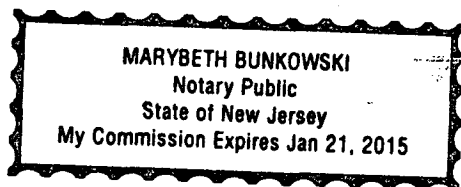


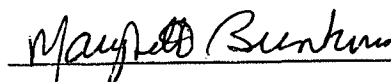
Scott Williams {SEAL}

STATE OF NEW JERSEY, COUNTY OF Gloucester

I CERTIFY that on June 1, 2011, _____ personally came before me and stated to my satisfaction that this person (or if more than one, each person): SCOTT WILLIAMS

- (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).





Marybeth Bunkowski, Notary Public
(Print name and title below signature)

RECORD AND RETURN TO:
Genuine Title, LLC
11155 Dolfield Blvd. Suite 100
Owings Mills, MD 21117

LEGAL 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 56 minutes West, 375 feet to a corner in line of land formerly of Ralph H. 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 86 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.**

****FOR INFORMATIONAL PURPOSES ONLY****

The improvements thereon being known as: 943 Sykesville Road, Williamstown, NJ 08094

BEING the same property conveyed to Scott Williams from Carole E. Williams, by dated March 10, 2010, and recorded on March 23, 2010, in Book 4751, Page 337, as Docket No. 10630, among the Land Records of Gloucester County, New Jersey.

ALSO BEING the same property conveyed to Richard J. Williams and Carole E. Williams from Richard J. Williams and Carole E. Williams, by Indenture dated January 15, 1979, and recorded on February 23, 1979, in Book 1374, Page 1190, as Docket No. 18974, among the Land Records of Gloucester County, New Jersey.

AND ALSO BEING the same property conveyed Richard J. Williams and Carole E. Williams from Ralph B. Sickler and Blanche Sickler, by Indenture dated November 11, 1970, and recorded on November 13, 1979, in Book 1191, Page 1082, as Docket No. 10013, among the Land Records of Gloucester County, New Jersey.

Tax ID #: 10801-13

BEING THE SAME PREMISES

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

0811

MUNICIPALITY OF PROPERTY LOCATION

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

Deponent, SCOTT WILLIAMS, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the GRANTOR in a deed dated 6/1/2011 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 10801 Lot number 13 located at
943 Sykesville Rd, Williamstown NJ 08094 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(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:
(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 (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 under \$ 100.00

(5) PARTIAL EXEMPTION FROM FEE (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, Supplemental, and General Purpose Fees, 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.* (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 CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (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 (Instructions #2, #10, #12 on reverse side)

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

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) 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 1 day of JUNE, 2011

Marybeth Bunkowski

MARYBETH BUNKOWSKI
Notary Public
State of New Jersey
My Commission Expires Jan 21, 2015

SCOTT WILLIAMS
Signature of Deponent
943 Sykesville Rd
Williamstown NJ 08094
Deponent Address

SCOTT WILLIAMS
Grantor Name
943 Sykesville Rd
Williamstown NJ 08094
Grantor Address at Time of Sale

xxx-xxx-657
Last three digits in Grantor's Social Security Number
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 RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

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 it 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's website at:

www.state.nj.us/treasury/taxation/lpt/localtax.shtml