



E-recorded

DOCKET#:29761 Type:ERX-Deed
PAGES:4

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1134488 10:55:14 AM

10/05/2023
DB 6918 166

Fee:\$ 60.00

CONSIDERATION:\$ 325,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY :	325.00	STATE :	812.50
NJAHTF :	262.50	EAA :	347.50
PHPFA :	162.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 1,910.00

GRANTEE ADDRESS: 516 NORTH CLINTON AVENUE

WENONAH
NJ -08090

DOCUMENT DATE: 09/27/2023

MUNICIPALITY: EAST GREENWICH BLOCK: 707 LOT: 50

PARTIES:

FIRST PARTY-HORIZON RESIDENTIAL LOAN SERVICING LLC
SECOND PARTY-KARLY WOLUJEWICZ

RECORD & RETURN TO:
SIMPLIFILE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

GLOUCESTER COUNTY RECORDING DATA PAGE
HONORABLE JAMES N. HOGAN, COUNTY CLERK

160844ST 81
1/2

Record and Return to:
Surety Title Company, LLC
11 Eves Drive, Suite 150
Marlton, NJ 08053

Deed

September 27, 2023

This Deed is made on
BETWEEN
HORIZON RESIDENTIAL LOAN SERVICING, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY
BY LAUREL D. EADLINE, AUTHORIZED SIGNATORY

Whose post office address is:
1817 Old Homestead Lane #101
Lancaster, Pennsylvania 17601
referred to as the Grantor,

AND
KARLY WOLUJEWICZ, A Single Woman

whose post office address is:
516 North Clinton Avenue
Wenonah, New Jersey 08090
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 (\$325,000.00) Three Hundred Twenty-Five Thousand 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 **East Greenwich Township** Block No. **707**, Lot No. **50**, Qualifier 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 **East Greenwich County of Gloucester** and State of **New Jersey**. The legal description is:

Please see attached Legal Description annexed hereto and made part hereof. (Check Box if Applicable)

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in East Greenwich Township, Gloucester County, and State of New Jersey being more particularly described as follows:

BEGINNING at a point in the center line of the **Clarksboro-Paulsboro Road**, also known as **Cohawkin Road**, also known as **West Cohawkin Road** (50 feet wide), said point being **North 32 degrees 10 minutes West 243.00 feet** from a corner of land formerly of **Harriet M. O'Brien** and land formerly of **Judith Cade**; thence

- 1) along land now or formerly of Elizabeth Ullrich South 57 degrees 50 minutes West 211.80 feet to the line of land now or formerly of Charles B. Steward; thence**
- 2) along said Steward's land North 31 degrees 40 minutes West 50.00 feet to the Southerly corner of land now or formerly of Theresa H. Messick; thence**
- 3) along said Messick's land North 57 degrees 50 minutes East 211.36 feet to the center line of the Clarksboro-Paulsboro Road aforesaid; thence**
- 4) along the center line thereof South 32 degrees 10 minutes East 50.00 feet to the point and place of beginning.**

BEING premises No. **27 W. Cohawkin Road**.

BEING Tax Block: **707**, Tax Lot: **50**.

BEING THE SAME LAND AND PREMISES vested in **Horizon Residential Loan Servicing, LLC**, by deed from **Jonathan M. Sammons, Sheriff of the County of Gloucester, in the State of New Jersey**, dated **March 15, 2023**, recorded **March 30, 2023**, in the **Gloucester County Clerk/Register's Office** in **Deed Book 6832, Page 127**.

Prepared by (Print signer's name below signature)	(For Recorders Use Only)
JOHN D. ROTHAMEL, ESQ.	

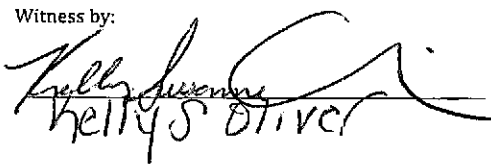
Kimberly J. Francano, a single woman, by deed from Joseph O'Connor, Jr., Teresa O'Connor and Joseph J. O'Connor, as tenants in common, dated April 9, 1999, recorded April 13, 1999, in the Gloucester County Clerk/Register's Office in Deed Book 2984, Page 47.

The street address of the Property is:
27 West Cohawkin Road
East Greenwich Township, New Jersey 08020

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:


Kelly S. Oliver


HORIZON RESIDENTIAL LOAN SERVICING, LLC
BY LAUREL D. EADLINE, AUTHORIZED SIGNATORY

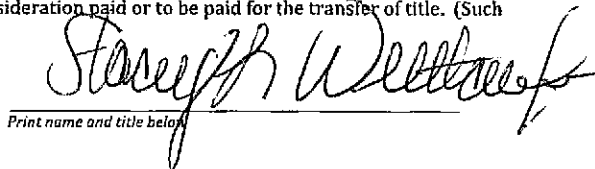
STATE OF PA, COUNTY OF Lancaster SS:

I CERTIFY that on September 27, 2023

Horizon Residential Loan Servicing, LLC, by Laurel D. Eadline, Authorized Signatory 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 **\$325,000.00** 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.)

Commonwealth of Pennsylvania - Notary Seal
STACEY L WETTLAUFER - Notary Public
Lancaster County
My Commission Expires October 20, 2023
Commission Number 1136604


Print name and title below

RECORD AND RETURN TO

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
HORIZON RESIDENTIAL LOAN SERVICING, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY BY LAUREL D. EADLINE
Current Street Address
1817 OLD HOMESTEAD LANE, #101
City, Town, Post Office
LANCASTER
State
PA
ZIP Code
17601
Authorized Signatory

Property Information

Block(s)
707
Lot(s)
50
Qualifier
Street Address
27 WEST COHAWKIN ROAD
City, Town, Post Office
EAST GREENWICH TOWNSHIP
State
NJ
ZIP Code
08020

Seller's Percentage of Ownership
100%
Total Consideration
325,000.00
Owner's Share of Consideration
325,000.00
Closing Date
9/29/23

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is 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 is not required to make an estimated Gross Income Tax payment.
6. ☒ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated 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 and report the recognized gain.
- ☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred 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.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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 may 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. By checking this box ☒ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

9-23-2023
Date
Signature (Seller)
Indicate if Power of Attorney or Attorney in Fact
Authorized Signatory
Date
Signature (Seller)
Indicate if Power of Attorney or Attorney in Fact