



E-recorded

DOCKET#:31242 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1194979 12:12:38 PM

10/18/2024
DB 7080 174

Fee:\$ 70.00

CONSIDERATION:\$ 320,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY :	320.00	STATE :	800.00
NJAHTF :	255.00	EAA :	336.00
PHPFA :	160.00	GEN PURP :	0.00
1% OVER :	0.00		

REALTY TOTAL: \$ 1,871.00

GRANTEE ADDRESS: 27 W. COHAWKIN ROAD

CLARKSBORO
NJ -08020

DOCUMENT DATE: 10/15/2024

MUNICIPALITY: EAST GREENWICH BLOCK: 707 LOT: 50

PARTIES:

FIRST PARTY-KARLY WOLUJEWICZ
SECOND PARTY-LUCAS SMITH
ADDITIONAL PARTY-KAYLA SMITH

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

NJ Deed-Individual (Bargain and Sale, Covenant as to Grantor's Acts)

Prepared by:

Michael S. Ridgway, Esq
Preparer signature no longer required per NJSA 46:26A-3

① 171940ST-01
Record and Return To:
Surety Title Company, LLC
 11 Eves Drive, Suite 150
 Marlton NJ 08053

DeedThis Deed is made on October 15, 2024**BETWEEN**

Karly Wolujewicz
 whose post office address is 27 W. Cohawkin Rd., Clarksboro, NJ 08020

referred to as the **Grantor**,**AND**

Lucas Smith and Kayla Smith husband & wife
 whose post office address is about to be 27 W. Cohawkin Rd., Clarksboro NJ 08020

referred to as the **Grantee**.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee.

Consideration. This transfer of ownership is made for the sum and consideration of
 THREE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$320,000.00)
 The Grantor acknowledges receipt of this money.

Tax Map Reference. The property is located in the Municipality of East Greenwich Township

Block No. 707 Lot No. 50 Account No.

☐ 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 East Greenwich Township, Gloucester County, State of New Jersey. The legal description is:

(X) Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

Block 707, Lot 50, East Greenwich Township, in Gloucester County, NJ
 27 W. Cohawkin Road
 Clarksboro, NJ 08020

BEING known as Lot 50, Block 707 as shown on the East Greenwich Township tax map.

Commonly known as: 27 W. Cohawkin Road

EXHIBIT "A"

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.

FOR INFORMATIONAL PURPOSES ONLY:
BEING premises No. 27 W. Cohawkin Road.

BEING Tax Block: 707, Tax Lot: 50

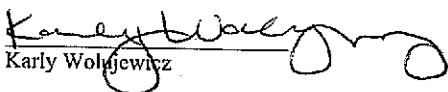
BEING the same land and premises which became vested in Karly Wolujewicz, a single woman, by deed from Horizon Residential Loan Servicing, LLC, a Pennsylvania Limited Liability Company by Laurel D. Eadline, Authorized Signatory, dated 9/27/2023, recorded 10/5/2023, in the Gloucester County Clerk/Register's Office in Deed Book 6918, Page 166.

NOTE: Horizon Residential Loan Servicing, LLC, by deed from Jonathan M. Sammons, Sheriff of the County of Gloucester, in the State of New Jersey, dated 3/15/2023, recorded 3/30/2023, in the Gloucester County Clerk/Register's Office in Deed Book 6832, Page 127.

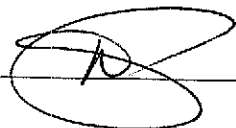
NOTE: Kimberly J. Francano, a single woman, by deed from Joseph O'Connor, Jr., Teresa O'Connor and Joseph J. O'Connor, as tenants in common, dated 4/9/1999, recorded 4/13/1999, in the Gloucester County Clerk/Register's Office in Deed Book 2984, Page 47.

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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.


Karly Wolujewicz

Witnessed by:



(Seal)

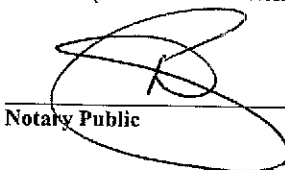
STATE OF NEW JERSEY, COUNTY OF Gloucester SS.:

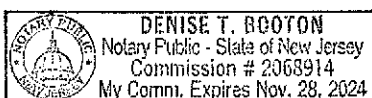
I CERTIFY that on Oct. 15, 2024

Karly Wolujewicz

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 \$320,000.00 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.)


Notary Public



GIT/REP-3
(8-24)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Karly Wolujewicz

Current Street Address

27 W. Cohawkin Rd

City, Town, Post Office

Clarksboro

State

NJ

Zip Code

08020

Property Information

Block(s)

707

Lot(s)

50

Qualifier

Street Address

27 W. Cohawkin Road

City, Town, Post Office

Clarksboro (East Greenwich Twp.)

State

NJ

Zip Code

08020

Sellers Percentage of Ownership

100%

Total Consideration

\$320,000.00

Owner's Share of Consideration

320,000.00

Closing Date

10/15/2024

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.
- 7a. ☐ 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 CODE 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. See instructions.
- 7b. ☐ Seller only received 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.

Date

10/15/24

Signature (Seller)

Karly Wolujewicz

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact