

DOCKET#:21861 Type:ERX-Deed
PAGES:7

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 441645 08:49:42 AM

06/15/2015
DB 5330 156

Fee:\$ 90.00

CONSIDERATION:\$ 1.00 Tax/Code:EXEMPT

COUNTY:	0.00	STATE :	0.00
NJAHTF :	0.00	EAA :	0.00
PHPFA :	0.00	GEN PURP	0.00
1% OVER	0.00		

REALTY TOTAL: \$.00

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

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

**RECORD & RETURN TO:
SIMPLIFILE**

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

Deed

This Deed is made on June 5th, 2015

Between

Ranjit Singh and Parminder Kaur aka Parminder K. Bath Sohal

whose post office address is 105 Rabbit Run Road, Sewell, NJ 08080

referred to as the Grantor,

and

Ranjit Singh and Parminder K. Bath Sohal

whose post office address is 105 Rabbit Run Road, Sewell, NJ 08080

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 Mantua
Block No. 251.07 Lot No. 4 Account No. _____

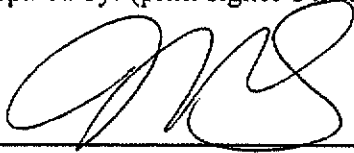
☐ No property tax identification number is available on the date of this Deed.
(Check box if applicable)

3. Property. The Property consists of the land and all the buildings and structures on the land in the Township Mantua, 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)



Marc E. Shaw, Esq.

WW-4245-NJ

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Mantua, County of Gloucester, State of New Jersey:

BEGINNING at a point in the Southeasterly line of Rabbit Run Road (50 feet wide); distant 303.85 feet Northwestwardly and Southwestwardly from the Northwesterly end of a curve, radius 20.00 feet, connecting the said line of Rabbit Run Road with the Northwesterly line of White Tail Court (50 feet wide); said beginning point also being in the division line between Lots 4 and 5, Block 251.07 on the plan hereinafter mentioned and runs; thence

1. South 21 degrees 07 minutes 05 seconds East, along said division line 130.00 feet to a point; thence
2. South 75 degrees 57 minutes 56 seconds West, 100.77 feet to the division line between Lots 3 and 4, said Block and Plan; thence
3. North 21 degrees 07 minutes 05 seconds West, along same, 110.00 feet to a point of curve in the Southeasterly line of Rabbit Run Road; thence
4. Northeastwardly, along same, along the arc of a curve to the left, radius 180.00 feet, an arc distance of 14.68 feet to a point of tangency; thence
5. North 64 degrees 12 minutes 33 seconds East, still along same, 85.62 feet to the place of BEGINNING.

BEING Lot 4, in Block 251.07 as shown on the plan of "Country Meadows, Section 6, filed March 12, 1993 in the Gloucester County Clerk's Office as Map No. B-385.

BEING Lot 4, Block 251.07, Tax Map.

BEING known as 105 Rabbit Run Road

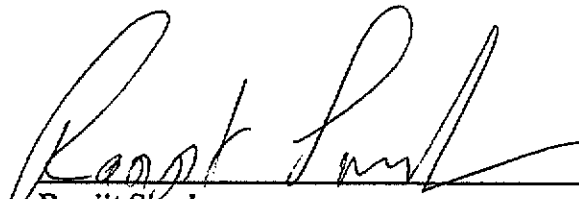
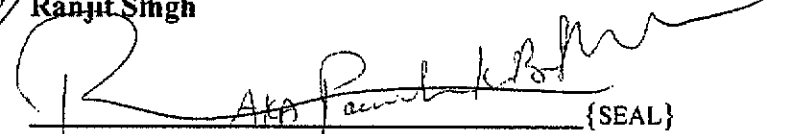
BEING THE SAME PREMISES BEING the same premises which Carmen M. DiGironimo and Tracy L. Burnley, husband and wife, by Deed dated December 16, 2005, and recorded December 27, 2005, in the Clerk's Office in and for the County of Gloucester, State of New Jersey, in Book 4133, Page 295, as Docket No. 93327, granted and conveyed unto Ranjit Singh and Parminder Kaur, husband and wife, in fee.

The street address of the Property is: 105 Rabbit Run Road, Sewell, NJ 08080.

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).

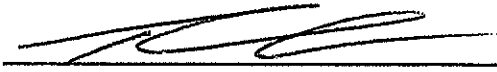
Witnessed by:

 {SEAL}
Ranjit Singh
 {SEAL}
Parminder Kaur aka Parminder K. Bath Sohal

STATE OF New Jersey, COUNTY OF Gloucester
I CERTIFY that on June 5th 2015, Ranjit Singh and Parminder Kaur aka Parminder K. Bath Sohal 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).

ROBERT J WILSON
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires Oct. 23, 2017



(Print name and title below signature)

RECORD AND RETURN TO:
World Wide Land Transfer, Inc
Seven Neshaminy Interplex, Suite 209
Trevose, PA 19053



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)Names(s) **Ranjit Singh**

Current Resident Address:

Street: **105 Rabbit Run Road**
 City, Town, Post Office **Sewell** State **NJ** Zip Code **08080**

PROPERTY INFORMATION (Brief Property Description)

Block(s) **251.07** Lot(s) **4** Qualifier

Street Address: **105 Rabbit Run Road**

City, Town, Post Office **Sewell** State **NJ** Zip Code **08080**

Seller's Percentage of Ownership **50** Consideration **1.00** Closing Date **6/5/15**

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 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: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.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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. By checking this box ☒ I certify that the 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.

June 5, 2015

Date

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



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)Names(s) **Parminder Kaur**

Current Resident Address:

Street: **105 Rabbit Run Road**

City, Town, Post Office

Sewell

State

NJ

Zip Code

08080**PROPERTY INFORMATION (Brief Property Description)**Block(s) **251.07** Lot(s) **4** Qualifier

Street Address:

105 Rabbit Run Road

City, Town, Post Office

Sewell

State

NJ

Zip Code

08080

Seller's Percentage of Ownership

50

Consideration

0.00

Closing Date

6/5/15**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)**

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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.
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June 5, 2015

Date

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

MUST SUBMIT IN DUPLICATE

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 Pennsylvania} SS. County Municipal Code
COUNTY Bucks 0810MUNICIPALITY OF PROPERTY LOCATION Township Mantua

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, Sarina Oeub, being duly sworn according to law upon his/her oath,
(Name)deposes and says that he/she is the Officer of title company in a deed dated 6/5/15 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)real property identified as Block number 251.07 Lot number 4 located at105 Rabbit Run Road Sewell, NJ 08080

(Street Address, Town)

and annexed thereto.

(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:
(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.

reusing the name of a current owner to new name.
(a) which confirms or corrects a deed previously recorded.

(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 and #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 5 day of June 2015

Signature of Deponent

Ranjit Singh, Parminder K. Bath
Grantor Name7 Neshaminy Interplex
Trevoe, PA 19053105 Rabbitt Run Road
Sewell, NJ 08080

Deponent Address

Grantor Address at Time of Sale

XXX-XXX- 805

World Wide Land Transfer

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 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.htm

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Jonathan M. Love, Notary Public
Hopsham Twp., Montgomery County
My Commission Expires March 24, 2016

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES