



E-recorded

DOCKET#:25640      Type:ERX-Deed  
PAGES:5

HONORABLE JAMES N. HOGAN  
GLOUCESTER COUNTY CLERK  
RECEIPT#: 1187189    11:13:47 AM

08/29/2024  
DB 7058 27

Fee:\$    70.00

CONSIDERATION:\$ 425,000.00      Tax/Code:STANDARD OVER 350K

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|          |        |          |          |
|----------|--------|----------|----------|
| COUNTY:  | 425.00 | STATE :  | 1,062.50 |
| NJAHTF : | 412.50 | EAA :    | 577.50   |
| PHPFA :  | 212.50 | GEN PURP | 765.00   |
| 1% OVER: | 0.00   |          |          |

REALTY TOTAL: \$ 3,455.00

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GRANTEE ADDRESS: 31 SUMMER DRIVE

BERLIN  
NJ -08009

DOCUMENT DATE: 08/26/2024

MUNICIPALITY: MANTUA    BLOCK: 251.07    LOT: 4

**PARTIES:**

FIRST PARTY-RANJIT SINGH  
ADDITIONAL PARTY-PARMINDER K BATH SOHAL  
ADDITIONAL PARTY-PARMINDER KAUR  
SECOND PARTY-R&K INVESTMENT AND MANAGEMENT LLC

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

# Deed

Prepared By:

Gary D. Tomasella, Esq.

This Deed is made on August 26, 2024, delivered on August 26, 2024,

BETWEEN

**RANJIT SINGH and PARMINDER K. BATH SOHAL AKA PARMINDER KAUR,**  
husband and wife,

whose post office address is 105 Rabbit Run Road, Mantua Township, New Jersey 08080,

referred to as the Grantor,

AND

**R&K INVESTMENT AND MANAGEMENT LLC, a New Jersey limited liability**  
company,

whose post office address is about to be 31 Summer Drive, Berlin, New Jersey 08009,

referred to as the Grantee.

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

1. **Transfer of Ownership.** The grantor grants and conveys (transfers ownership of) the property (called the "property") described to the Grantee. This Transfer is made for the sum of **four hundred twenty-five thousand and 00/100 (\$425,000.00)**. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15.1.1) Township of **Mantua**  
Block: **251.07** Lot: **4** Qual:

3. **Property.** The Property consists of the land and all the buildings and structure on the land in the Township of 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.

**BEING** the same premises conveyed by Deed to Ranjit Singh and Parminder K. Bath Sohail from Ranjit Singh and Parminder Kaur, aka Parminder K. Bath Sohail dated June 5, 2015 and recorded June 15, 2015 in the Gloucester County Clerk's Office in Deed Book 5330, Page 156.

The street address of the Property is 105 Rabbit Run Road, Mantua Township, New Jersey 08080.

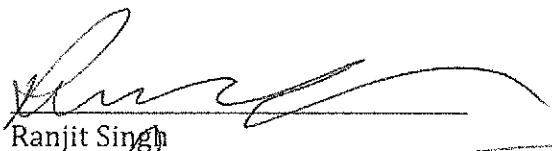
4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

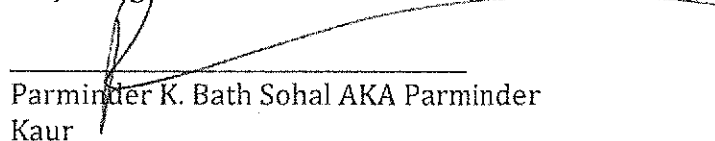
5. **Signatures.** The Grantor signs this Deed as of the date of the top of the first page. (Print name below each signature).

Witnessed by:

\_\_\_\_\_

\_\_\_\_\_

  
Ranjit Singh

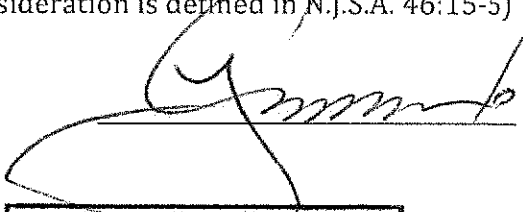
  
Parminder K. Bath Sohail AKA Parminder Kaur

Pennsylvania  
STATE OF ~~NEW JERSEY~~, COUNTY OF Bucks

I CERTIFY that on August 26, 2024, Ranjit Singh and Parminder K. Bath Sohail AKA Parminder Kaur, husband and wife, personally came before me, a Notary Public/Attorney at Law of the State of New Jersey, and stated to my satisfaction that this person (or if more than one, each person):

- (a) is the maker of this Deed;
- (b) Executed this Deed as his or her own act; and
- (c) Made this Deed for **\$425,000.00** 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)

Record and Return To:  
**Tohickon Settlement Services, Inc.**  
6464 Lower York Road, Suite B  
New Hope, PA 18938

  
Commonwealth of Pennsylvania - Notary Seal  
JONATHAN CANEDO - Notary Public  
Bucks County  
My Commission Expires October 27, 2027  
Commission Number 1294116

## **EXHIBIT "A"**

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

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.

Note: Being Lot(s) 4, Block 251.07, Tax Map of the Mantua Township, County of Gloucester.

Note: Lot and Block shown for informational purposes only.

Ranjit Singh and Parminder K. Bath Sohal by deed from Ranjit Singh and Parminder Kaur, aka Parminder K. Bath Sohal dated 6/5/2015 and recorded 6/15/2015 in the Gloucester County Clerk's Office in Deed Book 5330, Page 156.

Being the same premises previously conveyed to Ranjit Singh and Parminder Kaur, husband and wife by deed from Carmen M. DiGironimo and Tracy L. Burnley, husband and wife dated 12/16/2005 and recorded 12/27/2005 in the Gloucester County Clerk's Office in Deed Book 4133, Page 295.

GIT/REP-3  
(11-23)  
(Print or Type)

## State of New Jersey Seller's Residency Certification/Exemption

### Seller's Information

Name(s)

Ranjit Singh and Parminder K. Bath Sohal a/k/a Parminder Kaur, husband and wife

Current Street Address

525 Willard Drive, Apt 2423

City, Town, Post Office

Folsom

State

CA

ZIP Code

95630

### Property Information

Block(s)

251.07

Lot(s)

4

Qualifier

Street Address

105 Rabbit Run Road

City, Town, Post Office

Mantua Township

State

NJ

ZIP Code

08080

Seller's Percentage of Ownership

100

Total Consideration

\$425,000.00

Owner's Share of Consideration

\$425,000.00

Closing Date

08/26/24

### 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.

8/26/2024

Date

08/26/2024

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact