



E-recorded

DOCKET#:15670 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1172751 11:52:06 AM

05/31/2024
DB 7014 326

Fee:\$ 70.00

CONSIDERATION:\$ 165,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	165.00	STATE :	412.50
NJAHTF :	22.50	EAA :	18.00
PHPFA :	82.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 700.50

GRANTEE ADDRESS: 48 FOX HAVEN LANE

SOUTH HARRISON
NJ -08062

DOCUMENT DATE: 05/30/2024

MUNICIPALITY: EAST GREENWICH BLOCK: 605 LOT: 3.01

PARTIES:

FIRST PARTY-EDWARD J FERRARI
ADDITIONAL PARTY-KRISTEN A FERRARI
SECOND PARTY-ROBERTSON DEVELOPERS 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

Prepared by: John D. Kosylo, Esq.
Attorney at Law of New Jersey

DEED

This Deed is made on May 30, 2024 between

EDWARD J. FERRARI and KRISTEN A. FERRARI, Husband and Wife, whose address is 51 Simpson Avenue, Pitman, New Jersey 08071, referred to as the “Grantor”,

and

ROBERTSON DEVELOPERS LLC, whose address is 48 Fox Haven Lane, South Harrison, New Jersey 08062, referred to as “Grantee”,

The Grantor grants and conveys ownership of the property described below to the Grantee for the sum of **One Hundred Sixty Five Thousand and 00/100 Dollars (\$165,000.00)**.

By signing this Deed, the Grantor acknowledges receipt of this money/consideration.

The property being transferred is known as **37 Whiskey Mill Road, Clarksboro, New Jersey 08020**.

It is identified as **Block 605, Lot 3.01 on the Official Tax Map of the Township of East Greenwich, County of Gloucester and State of New Jersey**. The legal description is:

All that certain tract or parcel of land, situated, lying and being in the Township of East Greenwich, County of Gloucester, and State of New Jersey, more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same land and premises which became vested in Kristen A. Ferrari and Edward J. Ferrari by Deed from NAR Farms, LLC, dated April 29, 2021 and recorded July 22, 2021 in the Gloucester County Clerk’s/Register’s Office in Deed Book 6514, Page 315.

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” as defined in 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.

SCHEDULE C

The Land is described as follows:

ALL OF THE FOLLOWING TRACT OR PARCEL of land and premises situate in the Township of East Greenwich, County of Gloucester and State of New Jersey, bounded and described as follows:

BEGINNING at point for a corner in the proposed Southwesterly line of Whiskey Mill Road (33.00 feet wide) (30.00 feet from the centerline proposed), said point being South 53 degrees 55 minutes 27 seconds East and a distance of 240.77 feet from the Southeasterly end of a curve, Radius 16.00 feet, connecting said line of Whiskey Mill Road with the proposed Southeasterly line of Landing Road (33.00 feet wide) (30.00 feet from the centerline proposed), said point being in the division line between Proposed Lots 3 and 3.01, Block 605 on Plan of Minor Subdivision hereinafter mentioned; extending; thence

(1) South 53 degrees 55 minutes 27 seconds East, along said line of Whiskey Mill Road, a distance of 100.00 feet to a point for a corner in the division line between Proposed Lots 3.01 and 3.02, Block 605 on said Plan of Minor Subdivision hereinafter mentioned; thence

(2) South 34 degrees 54 minutes 15 seconds West, along said division line, a distance of 201.14 feet to a point for a corner in same; thence

(3) South 25 degrees, 52 minutes 33 seconds West, along same, a distance of 300.14 feet to a point for a corner in the division line between Proposed Lot 3.01 and lot 11, Block 605 on said Plan; thence

(4) North 65 degrees 01 minutes 27 seconds West, along said division line and along the division line between Proposed Lot 3.01 and Lot 10, Block 605, a distance of 120.00 feet to a point for a corner in the division line between Proposed Lots 3 and 3.01, Block 605 on said Plan; thence

(5) North 25 degrees 52 minutes 33 seconds East, along said division line, a distance of 183.99 feet to a point for a corner in same; thence

(6) North 34 degrees 55 minutes 15 seconds East, along same, a distance of 338.59 feet to the Point of Beginning.

BEING known as Block 605, Lot 3.01 on the Tax Map of the Township of East Greenwich.

FOR INFORMATIONAL USE ONLY: 37 Whiskey Mill Road, Clarksboro, NJ 08020

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-10
Last Revised: 11/01/2023
25455

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

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s) EDWARD J. FERRARI and KRISTEN A. FERRARI, Husband and Wife		
Current Street Address 51 SIMPSON AVENUE		
City, Town, Post Office PITMAN	State NJ	ZIP Code 08071

Property Information

Block(s) 605	Lot(s) 3.01	Qualifier
Street Address 37 WHISKEY MILL ROAD		
City, Town, Post Office CLARKSBORO (EAST GREENWICH TOWNSHIP)	State NJ	ZIP Code 08020

Seller's Percentage of Ownership 100	Total Consideration \$165,000.00	Owner's Share of Consideration \$165,000.00	Closing Date 5/30/24
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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.

5-30-24 Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact
5-30-24 Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact

The Deed is signed by the Grantor as of the date at the top of the first page.

Witnessed:


EDWARD J. FERRARI


KRISTEN A. FERRARI

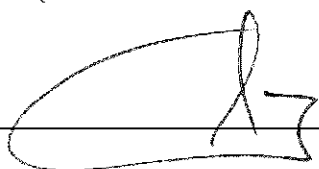
STATE OF NEW JERSEY

SS:

COUNTY OF Salem

I certify that on May 30, 2024, **EDWARD J. FERRARI** and **KRISTEN A. FERRARI**, personally came before me and stated that they:

- a) Were the makers of this deed; and
- b) executed this deed as their own act; and
- c) made this deed for \$165,000.00 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)

MICHAEL D. BURKE
NOTARY PUBLIC
STATE OF NEW JERSEY
ID #2425868
MY COMMISSION EXPIRES OCT 4, 2027

DEED:

EDWARD J. FERRARI and KRISTEN A. FERRARI, Husband and Wife
to
ROBERTSON DEVELOPERS LLC

37 Whiskey Mill Road
Clarksboro, New Jersey 08020
Township of East Greenwich, County of Gloucester
Block 605, Lot 3.01

RECORD AND RETURN TO:

RECORD AND RETURN TO
WEST JERSEY TITLE AGENCY
15 South Main Street
Woodstown, New Jersey 08098

25455