



E-recorded

DOCKET#:25671 Type:ERX-Deed
PAGES:6

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 661513 11:04:39 AM

07/10/2017
DB 5685 125

Fee:\$ 80.00

CONSIDERATION:\$ 270,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	270.00	STATE :	675.00
NJAHTF :	180.00	EAA :	221.00
PHPFA :	135.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 1,481.00

GRANTEE ADDRESS: 9 POPLAR COURT

MULLICA HILL
NJ -08062

DOCUMENT DATE: 06/30/2017

MUNICIPALITY: HARRISON BLOCK: 37.06 LOT: 1.17

PARTIES:

FIRST PARTY-ROACH GARY
ADDITIONAL PARTY-ROACH LISA
SECOND PARTY-BOYDEN ALAN D
ADDITIONAL PARTY-BOYDEN CYNTHIA A

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

40461CW-01

RECORD and RETURN TO:
YOUR HOMETOWN TITLE
1814 Route 70 East, Suite 250
Cherry Hill, NJ 08003

PREPARED BY: DAVID A. WOLLMAN, ESQ.
Preparer signature no longer required by NJSA 46:26A-3

DEED

THIS DEED is made on the 30 day of June, 2017 between

GARY ROACH and LISA ROACH, H/W

9 Poplar Court
Mullica Hill, New Jersey 08062

Grantor(s)

AND

ALAN D. BOYDEN and CYNTHIA A. BOYDEN,

9 Poplar Court
Mullica Hill, New Jersey 08062

Grantee(s)

In return for the payment to the Grantor(s) by the Grantee(s) of **TWO HUNDRED SEVENTY THOUSAND DOLLARS (\$270,000.00)**, the Grantor(s) Grant and convey to Grantee(s) all that certain parcel of land situate in the Township of Harrison, County of Gloucester and State of New Jersey and being further described as follows:

BEGINNING at a point on the Northeasterly curved line of Poplar Court, said point being in the division line between Lots 1.61 and 1.17 in Block 37 on Plan hereinafter mentioned and from said beginning point extending; thence

- (1) North 62 degrees 30 minutes 00 seconds East, along said division line, 148.98 feet to a point on the Northeasterly boundary line of said Plan; thence
- (2) South 40 degrees 45 minutes 59 seconds East, along the said Northeasterly boundary line of said Plan, 128.86 feet to a point in the division line between Lots 1.17 and 1.18, said Block and Plan; thence
- (3) South 62 degrees 30 minutes 00 seconds West, along said division line, 155.21 feet to a point on the Northeasterly curved line of Poplar Court; thence
- (4) Northwestwardly, curving to the left, having a radius of 150.00 feet, an arc distance of 42.80 feet to a point of tangency; thence
- (5) North 40 degrees 45 minutes 59 seconds West, along the said Northeasterly line of Poplar Court, 85.21 feet to the point and place of BEGINNING.

BEING known and designated as Lot 1.17 in Block 37 as shown on Plan of Oak Knoll, Phase II made July 18, 1995 by Land Surveying and Land Planning and filed October 12, 1995 in the Office of the Gloucester County Clerk as Map No. 2749.

BEING premises No. 9 Poplar Court.

BEING Block 37.06, Lot 1.17 as shown on the Official Tax Map of the Township of Harrison.

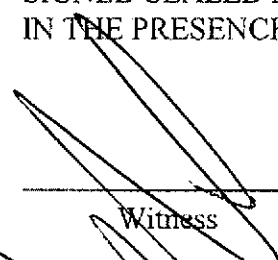
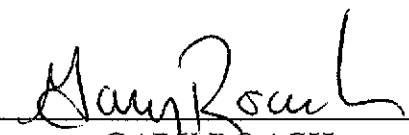
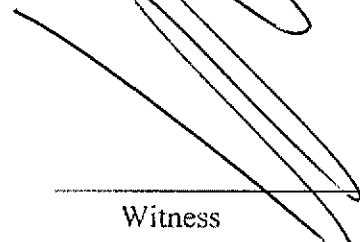
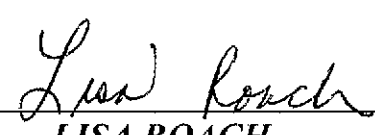
BEING the same land and premises which became vested in **GARY ROACH and LISA ROACH, Husband and Wife**, by deed from **T.L.A.M., Inc., a Corporation of the State of New Jersey**, dated December 20, 1996, recorded December 27, 1996, in the Gloucester County Clerk/Register's Office in Deed Book 2721, Page 322.

The Grantor(s) have received full payment from the Grantee(s).

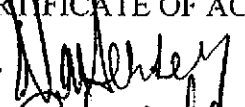
Promises by Grantor(s). The Grantor(s) promise that Grantor(s) have done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor(s) have not allowed anyone else to obtain any legal rights which affect the property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

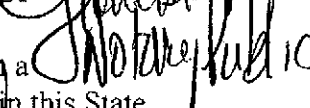
The Grantor(s) sign this Deed on the first date above. If the Grantor is a corporation, this deed is signed by its corporate officers and its corporate seal is affixed.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF OR ATTESTED BY:

 _____ Witness	 _____ GARY ROACH
 _____ Witness	 _____ LISA ROACH

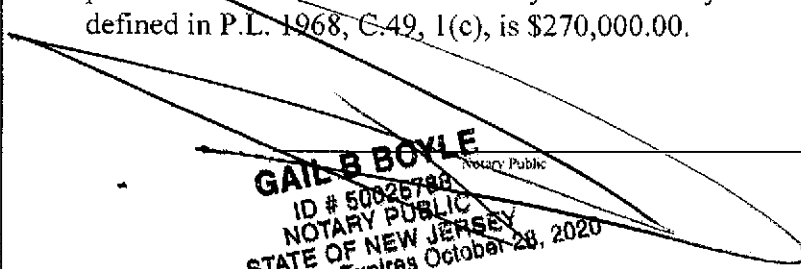
CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

STATE OF  :
 COUNTY OF  SS: :

I am a  ,an officer authorized to take acknowledgments and proofs in this State.

On June 30, 2017, **GARY ROACH and LISA ROACH**, appeared before me in person. (If more than one person appears, the words "this person" shall include the names of all who appeared before me and made this acknowledgment). I am satisfied that this person is the person named in and who signed this Deed. This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the purposes and uses expressed in this Deed.

This person acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, C.49, 1(c), is \$270,000.00.


GAIL B BOYLE
 ID # 50026780
 NOTARY PUBLIC
 STATE OF NEW JERSEY
 My Commission Expires October 28, 2020



State of New Jersey

GIT/REP-3
(9-2015)

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Gary Roach and ~~Michelle~~

Gary Roach

Current Street Address

72 Stoneshire Dr.

City, Town, Post Office Box

Glassboro

State

NJ

Zip Code

08028

PROPERTY INFORMATION

Block(s)

37.06

Lot(s)

1.17

Qualifier

Street Address

9 Poplar Court

City, Town, Post Office Box

Mullica Hill (Harrison Twp.)

State

NJ

Zip Code

08062

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

50%

270,000.-

50% \$135,000.-

6/30/17

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

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.

6/30/17

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

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

~~Gary Roach~~ and Lisa Roach

Lisa Roach

Current Street Address

518 Lakewood Drive

City, Town, Post Office Box

Swedesboro

State

79

Zip Code

08085

PROPERTY INFORMATION

Block(s)

37.06

Lot(s)

1.17

Qualifier

Street Address

9 Poplar Court

City, Town, Post Office Box

Mullica Hill (Harrison Twp.)

State

NJ

Zip Code

08062

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

50%

270,000

50% of \$270,000

6/30/17

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Non residents)

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.
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SELLER'S DECLARATION

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6/30/17

Date

Lisa Roach

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

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: **4040KW-01**

REVISED

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

BEGINNING at a point on the Northeasterly curved line of Poplar Court, said point being in the division line between Lots 1.16 and 1.17 in Block 37 on plan hereinafter mentioned and from said beginning point extending; thence

- 1. North 62 degrees 30 minutes 00 seconds East, along said division line, 148.98 feet to a point on the Northeasterly boundary line of said plan; thence**
- 2. South 40 degrees 45 minutes 59 seconds East, along the said Northeasterly boundary line of said plan, 128.86 feet to a point in the division line between Lots 1.17 and 1.18, said block and plan; thence**
- 3. South 62 degrees 30 minutes 00 seconds West, along said division line, 155.21 feet to a point on the Northeasterly curved line of Poplar Court; thence**
- 4. Northwestwardly, curving to the left, having a radius of 150 feet, an arc distance of 42.80 feet to a point of tangency; thence**
- 5. North 40 degrees 45 minutes 59 seconds West, along the said Northeasterly line of Poplar Court, 85.21 feet to the point and place of BEGINNING.**

BEING known and designated as Lot 1.17 in Block 37 as shown on Plan of Oak Knoll, Phase II made July 18, 1995 by Land Surveying and Land Planning and filed October 12, 1995 in the Office of the Gloucester County Clerk as Map No. 2749.

BEING premises No. 9 Poplar Court.

BEING Block: 37.06, Lot: 1.17

BEING the same land and premises which became vested in Gary Roach and Lisa Roach, husband and wife, by deed from T.L.A.M., Inc., a corporation of the State of New Jersey, dated 12/20/1996, recorded 12/27/1996, in the Gloucester County Clerk/Register's Office in Deed Book 2721, Page 322.