

DOCKET#:34047 Type:ERX-Deed
PAGES:7

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 566810 02:34:27 PM

09/01/2016
DB 5522 324

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

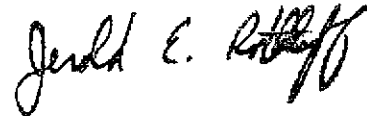
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IS PART OF THE PERMANENT RECORD.

RECORD & RETURN TO:
SIMPLIFILE

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

DEED

Prepared by:



JEROLD E. ROTHKOFF, ESQUIRE

This Deed is made on this 12 day of August, 2016

BETWEEN ROBERT S. CARSON, Sr., and GERALDINE CARSON, by her Attorney-in-Fact, Robert S. Carson, Sr., h/w of 2917 Victoria Avenue, Newfield, New Jersey, 08344, referred to as Grantor,

AND ROBERT S. CARSON, Sr., of 2917 Victoria Avenue, Newfield, New Jersey, 08344, referred to as 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 described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of Franklin, County of Gloucester, State of New Jersey, Block No. 6402; Lot 37

Property. The property consists of the land and all the buildings and structures on the land situate in the Township of Franklin, County of Gloucester and State of New Jersey. The legal description is:

SEE SCHEDULE "A" ATTACHED

MORE COMMONLY KNOWN AS: 2917 Victoria Avenue, Newfield, NJ 08344
FORMERLY KNOWN AS Block No. 452; Lot 1.E
NOW KNOWN AS Block 6402; Lot 37

BEING the same land and premises which became vested in **ROBERT S. CARSON, SR. and GERALDINE CARSON, h/w** by deed from **DOROTHY M. RUTTER, a Widow**, dated August 15, 1968, recorded in the Gloucester County Clerk's Office on August 30, 1968 in Deed Book 1153, Page 167.

Promises by Grantor. The Grantor's promises are listed below. Each promise is expressed in the language of a New Jersey law (with a reference to the law) and is followed by an explanation in plain language. The Grantor promises that:

- (a) the Grantor is lawfully seized of the said land (N.J.S.A. 46:4-3) - the Grantor is the owner;
- (b) the Grantor has the right to convey the said land to the Grantee (N.J.S.A. 46:4-4) - the Grantor has the right to convey (sell) this property;
- (c) the Grantee shall have quiet possession of the land free from all encumbrances (N.J.S.A. 46:4-5) - the Grantee will not be disturbed by others with claims against this property and the property is free of all encumbrances;
- (d) the Grantor will execute such further assurances of the said lands as may be requisite (N.J.S.A. 46:4-10) - the Grantor will comply with the Grantee's reasonable requests to correct any title defect; and
- (e) the Grantor will warrant generally the property hereby conveyed (N.J.S.A. 46:4-7) - the Grantor guarantees the Grantee's ownership of the property.

Who is Bound. The promises made in this Deed are legally binding upon the Grantor and all who lawfully succeed to the Grantor's rights and responsibilities. These promises can be enforced by the Grantee and all future owners of the property.

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

Witnessed by:

RS Dukes

Annula Rosenberg

Robert S. Carson
ROBERT S. CARSON, SR.

Geraldine Carson by her attorney in fact
Robert S. Carson
GERALDINE CARSON, by her Attorney-in-Fact,
Robert S. Carson, Sr.

STATE OF NEW JERSEY

:

SS

COUNTY OF CAMDEN

:

I CERTIFY that on August 12, 2016,**ROBERT S. CARSON, Sr., and GERALDINE CARSON, by her Attorney-in-Fact,
Robert S. Carson, Sr.,**

came before me and acknowledged under oath, to my satisfaction, that this person (or each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as their own act and deed; 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.)

Joanne Solometo
NOTARY PUBLIC

Joanne Solometo
Notary Public of New Jersey
My Commission Expires
April 11, 2018

D E E DDated: 8/12/2016

**ROBERT S. CARSON, Sr., and
GERALDINE CARSON, by her
Attorney-in-Fact, Robert S. Carson, Sr.,**

Grantor,

-TO-

ROBERT S. CARSON, Sr.,

Grantee.

Record and Return to:

ROTHKOFF LAW GROUP
425 Route 70 West
Cherry Hill, NJ 08002

SCHEDULE A

BEGINNING at a plug in the center line of Lake Road (also called William Chew, Sr. to Lake M. E. Church Road and Lake Church to Piney Hollow Road), 641.60 feet, South 79 degrees 30 minutes East of the intersection of the center line of said Lake Road with the center line of Victoria Avenue, said point being in the southwest corner of Milford K. and Dorothy Rutter plot as recorded in Deed Book 955, page 38; thence (1) South 79 degrees 30 minutes East along the center line of said Lake Road, 128 feet to a plug in a corner of Ernest L. Sandor property; thence (2) North 10 degrees 30 minutes East along said Sandor property 223.23 feet to a point; thence (3) North 79 degrees 30 minutes West, still along said Sandor property, 128 feet to a point; thence (4) South 10 degrees 30 minutes West, still along said Sandor property 223.23 feet to a plug in the center line of Lake Road and place of Beginning.

CONTAINING 28,573.44 square feet of land.



State of New Jersey

GIT/REP-3
(9-2015)**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

ROBERT S. CARSON and GERALDINE CARSON, by her Attorney-in-Fact, Robert S. Carson

Current Street Address

2917 Victoria Avenue

City, Town, Post Office Box

Newfield

State

NJ

Zip Code

08344

PROPERTY INFORMATION

Block(s)

6402

Lot(s)

37

Qualifier

Street Address

2917 Victoria Avenue

City, Town, Post Office Box

Newfield

State

NJ

Zip Code

08344

Seller's Percentage of Ownership

100%

Total Consideration

1.00

Owner's Share of Consideration

1.00

Closing Date

8/12/2016

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.

8/12/2016

Date

8/12/2016

Date

Robert S. Carson

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Robert S. Carson POA for Geraldine Carson

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 7/14/10)
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

COUNTY

GLOUCESTER

} SS. County Municipal Code
0805

MUNICIPALITY OF PROPERTY LOCATION FRANKLIN TWP

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 (Instructions #3 and #4 on reverse side)

Deponent, ROBERT S. CARSON being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the GRANTOR in a deed dated 8/12/2016 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 6402 Lot number 37 located at
2917 VICTORIA AVENUE, NEWFIELD, NJ 08344 and annexed thereto.
(Street Address, Town)

(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:
(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 (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.

A. Consideration is less than \$100.00

(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, #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 12 day of August, 20 16*Joanne Solometo*
My Commission expires 4-11-2018

Robert S. Carson
Signature of Deponent
2917 Victoria Ave, Newfield, NJ
Deponent Address
XXX-XXX- 0 3 6
Last three digits of Grantor's Social Security Number

ROBERT S. CARSON
Grantor Name
2917 Victoria Ave, Newfield, NJ
Grantor Address at Time of Sale
ROTHKOFF LAW GROUP
Name/Company of Settlement Officer

Joanne Solometo
Notary Public of New Jersey
My Commission Expires
April 11, 2018

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

The Director of the Division of Taxation and the Department of the Treasury has prescribed this form as required by law, and it 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's website at:
www.state.nj.us/treasury/taxation/tp/localtax.shtml

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08646-0251

ATTENTION: REALTY TRANSFER FEE UNIT