

NJ DEED-EXECUTOR'S (COVENANT AS TO GRANTOR'S ACTS)

Prepared by:


TOBIN J. SCHMESSER, Esquire



Docket# 6053 Type: DEE Pages: 4
James N. Hogan, Gloucester County Clerk
Receipt#: 5923 02:46:58 P.M. 01/29/2007
Recording Fee: \$70.00 DB 4337 344

This **DEED** is made on January 19, 2007,

BETWEEN PAULA NICHOLS, Executrix of the Estate of PAUL R. FERRICK,
deceased, referred to as the Grantor,
5 KAREN DRIVE
AND PITTSBORO NJ 08318

JAMES R. AULT, JR. and MELANIE AULT, h/w, whose post office
address is **598 Princeton Boulevard, Deptford, Wenonah Post**
Office, New Jersey 08090, referred to as the Grantee.

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

Grantor. The Grantor makes this Deed as the Personal Representative of the
Estate of Paul R. Ferrick, deceased, late of the **Township of Deptford (Wenonah Post**
Office), County of Gloucester and State of New Jersey.

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 HUNDRED SIXTY EIGHT THOUSAND (\$168,000.00)**
DOLLARS. The Grantor acknowledges receipt of this money.

Tax map Reference. (N.J.S.A. 46:15-1.1) Municipality of **Deptford Township,**
Block No. **542,** Lot No. **31.**

Property. The Property consists of the land and all the buildings and structures
on the land in the **Township of Deptford, County of Gloucester** and State of New
Jersey. The legal description is attached hereto as **SCHEDULE** and made a part hereof.

Property Address. This property is known as **598 Princeton Boulevard,**
Deptford, Wenonah Post Office, New Jersey 08090.

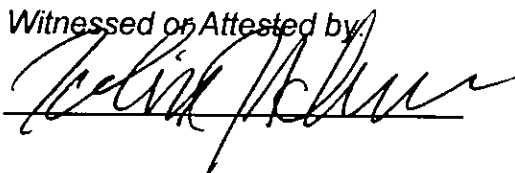
BEING the same lands and premises conveyed to Paul R. Ferrick and Nancy J.
Ferrick, h/w, by deed from Edmund John Dempsey and Joan M. Dempsey, dated May
28, 1962 and recorded on May 29, 1962 in County Book of Deeds 1039, page 46.
Thereafter the said died Nancy J. Ferrick died on March 10, 1994 and Paul R. Ferrick
took sole title by right of survivorship. **Thereafter,** Paul R. Ferrick died on July 17, 2006,
testate and by will duly probated by judgment of the Gloucester County Surrogate's Court,
Paula Nichols was appointed executrix of his estate.

Consideration: \$168,000.00 Exempt Code: S
Cnty: \$168.17 St: \$419.83
N.P.N.R.F.: \$27.00 P.H.P.F.A.: \$84.00
541111.1.101 REALTY TOTAL: \$720.60

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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by

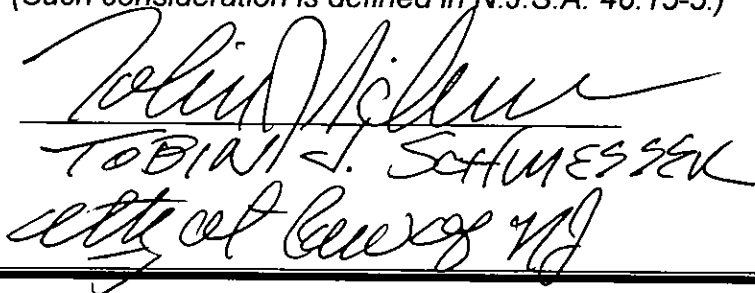


Paula Nichols, Executrix (Seal)
PAULA NICHOLS, Executrix of the Estate of
PAUL R. FERRICK, deceased

STATE OF NEW JERSEY, COUNTY OF Douglas : ss

I CERTIFY that on January 19, ¹⁰⁰⁷~~2006~~ PAULA NICHOLS, Executrix of the Estate of PAUL R. FERRICK, deceased, personally came before me, a attorney at law of NJ, an officer authorized to give oaths and take acknowledgments in this State, and she acknowledged under oath, to my satisfaction, that she:

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as her act and deed; and,
- (c) made this Deed for **\$168,000.00** 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.)



TOBIN J. SCHUMESSER
attorney at law of NJ

DEED

Record and Return to:

PAULA NICHOLS, Executrix of the
Estate of PAUL R. FERRICK, deceased
Grantor

To

JAMES R. AULT, JR. and MELANIE AULT, h/w
Grantee

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)

Name(s)

PAULA NICHOLS, Executrix of the Estate of PAUL R. FERRICK, deceased

Current Resident Address:

Street: 5 Karen Drive

City, Town, Post Office

State

Zip Code

Pittsgrove

NJ

08318

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

542

31

Street Address:

598 Princeton Boulevard

City, Town, Post Office

State

Zip Code

Wenonah

NJ

08090

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$168,000.00

1/19/07

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to 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.
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.

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.

1/19/07
DatePaula Nichols, Executrix
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

ALL that certain tract of parcel of land and premises situate in the Township of Deptford, County of Gloucester, State of New Jersey, bounded and described as follows:

BEGINNING at the Northerly end of the curve connecting the Westerly line of Princeton Boulevard with the Northerly line of Rutgers Avenue North 16 degrees 45 minutes East along the Westerly line of Princeton Boulevard 103.29 feet to a point in the division line between Lots 30 and 31, Block 403 T on Plan hereinafter mentioned; thence North 73 degrees 15 minutes West along the division line between Lots 30 and 31, Block 403 T the distance of 99 feet to a point in the division line between Lots 31 and 31, Block 403 T; thence South 16 degrees 45 minutes West along said last mentioned division line 123.29 feet to point in the Northerly line of Rutgers Avenue; thence South 73 degrees 15 minutes East along the Northerly line of Rutgers Avenue 79 feet to the Westerly end of the aforementioned connecting curve; thence Northwardly along said connecting curve curving to the left with a radius of 20 feet an arc distance of 31.42 feet to place of BEGINNING.

BEING Lot 31, Block 403 T, Plan of Oak Valley, Sec. 6.

BEING Lot 31, in Block 542 on the current tax map of the Township of Deptford, County of Gloucester and State of New Jersey