



Docket# 37135 Type: DEE Pages: 6
James N. Hogan, Gloucester County Clerk
Receipt#: 32545 12:16:56 P.M. 07/28/2008
Recording Fee: \$90.00 DB 4563 287

Victoria M. Dalton
VICTORIA M. DALTON, ESQUIRE

DEED

This Deed is made on July 23rd, 2008.

BETWEEN **JOHN A. CAMPBELL and MARY CAMPBELL, his wife,**

referred to as Grantor,

whose address is 17 Barclay Drive, Washington Township, (Turnersville), NJ 08012

AND **JOHN A. CAMPBELL, JR., AND KELLY ANN CAMPBELL,**
SUBJECT TO A RETAINED LIFE ESTATE FOR THE NATURAL
LIFE OF JOHN A. CAMPBELL and MARY CAMPBELL

whose address is 17 Barclay Drive, Washington Township, (Turnersville), NJ 08012

referred to as the 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 Grantees. This transfer is made for the sum of **\$1.00 (ONE DOLLAR)**.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Washington Township (Turnersville).

Block No. 12 Lot No. 111 H Account No. _____

☐ No property tax identification number is available on the date of this Deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the Township Washington, County of Gloucester, and State of New Jersey.

BEGINNING AT A POINT on the Southerly side of Avonbrook Drive (50 feet wide) being the Westerly end of an arc radius of 10 feet connecting the Westerly line of Barclay Drive (60 feet wide) with said Southerly line of Avonbrook Drive; thence

- (1) Along same South 89 degrees, 30 minutes, 55 seconds West, 120 feet to a point being the Easterly line of a 16 foot drainage easement; thence
- (2) Along same South 00 degrees, 29 minutes, 05 seconds East 100 feet to a point being the dividing lien between Lots 12 ad 13, Block 111 H, plan hereinafter mention; thence
- (3) Along same North 89 degrees, 30 minutes, 55 seconds East 130 feet to point on said Westerly line Barclay Drive; thence

Consideration: \$1.00 Exempt Code: E
Cnty: \$.00 St: \$.00
N.P.N.R.F.: \$.00 P.H.P.F.A.: \$.00
E.A.A.: \$.00 Gen Prop: \$.00
C) \$1H: \$.00 REALTY TOTAL: \$.00

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) John A Campbell & Mary Campbell
Current Resident Address: 17 Barclay Drive
Street: Washington Twp (Turnersville) NJ State 08012
City, Town, Post Office Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s) 111 H Lot(s) 12 Qualifier
Street Address: 17 Barclay Drive
City, Town, Post Office Washington Twp (Turnersville) NJ State 08012
Seller's Percentage of Ownership 100% Consideration 100 Closing Date

SELLER ASSURANCES (Check the Appropriate Box)

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.

7-23-08

Date

7-23-08

Date

John A. Campbell

Signature

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

Mary Campbell

Signature

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

- (4) Along same North 00 degrees, 29 minutes, 05 seconds West 90 feet to a point; thence
- (5) Still along same Westwardly on a radius of 10 feet curving to the left the arc distance 15.71 feet to a point on said Southerly line of Avonbrook Drive being the point of beginning.

BEING LOT 12 Block 111 H plan of lots Bells Lake, Section #1.

BEING MORE COMMONLY KNOWN AS 17 Barclay Drive, Washington Township (Turnersville) New Jersey 08012

BEING KNOWN AS the same land conveyed to John A. Campbell and Mary Campbell, his wife by Deed from Frank R. Penater and Margaret J. Penater, his wife, in Deed Book 1161, Page 848 in the Gloucester County Clerk's Office, located in Woodbury, New Jersey on February 27, 1968.

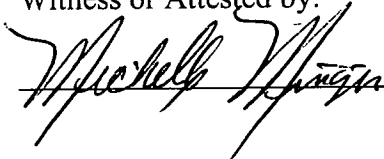
THE SAID, John A. Campbell shall retain a life estate in the property herein for the rest of his natural life; and

THE SAID, Mary Campbell shall retain a life estate in the property herein for the rest of her natural life.

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 if affixed.

Witness or Attested by:



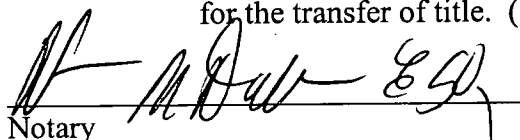

JOHN A. CAMPBELL

STATE OF NEW JERSEY

§
COUNTY OF GLOUCESTER

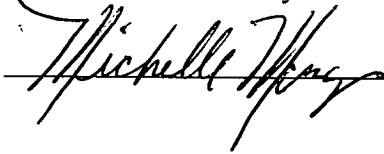
I **CERTIFY** that on _____ day of _____, 2008, John A. Campbell, personally came before me and acknowledged under oath to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her 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.)


Notary

Victoria M. Dalton
Attorney At Law
State of New Jersey

Witness or Attested by:





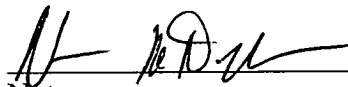
MARY CAMPBELL

STATE OF NEW JERSEY

**§
COUNTY OF GLOUCESTER**

I **CERTIFY** that on _____ day of _____, 2008, Mary Campbell,
personally came before me and acknowledged under oath to my satisfaction, that this person
(or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her 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.)



Notary

Victoria M. Dalton
Attorney At Law
State of New Jersey

DEED

*JOHN A. CAMPBELL and MARY
CAMPBELL, his wife,*

Grantor

TO

*JOHN A. CAMPBELL, JR.. and KELLY
ANN CAMPBELL, SUBJECT TO A
REATINED LIFE ESTATE FOR THE
NATURAL LIFE OF JOHN A.
CAMPBELL and MARY CAMPBELL,*

Grantee

Dated: *July 23rd*, 2008

Record and Return to:

*VICTORIA M. DALTON, ESQ.
HOFFMAN DIMUZIO
4270 ROUTE 42
TURNERSVILLE, NJ 08012*

MUST SUBMIT IN DUPLICATE

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

MUNICIPALITY OF PROPERTY LOCATION

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 (See Instructions #3 and #4 on reverse side)

Deponent, John A. Campbell being duly sworn according to law upon his/her oath,
 (Name)
 deposes and says that he/she is the Grantor in a deed dated 7/23/08 transferring
 (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 111 H Lot number 12 located at
17 Barclay Drive Washington Twp NJ 08012
 (Street Address, Town) (County)

(2) CONSIDERATION \$ 100 (See Instructions #1 and #5 on reverse side)

(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:

(See 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 (See 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 and v
Transfer for a dollar

(5) PARTIAL EXEMPTION FROM FEE (See 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 Fee, Supplemental Fee, and General Purpose Fee, 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. * (See 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 THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See 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 (See Instructions #2, #10 and #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) 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 John A. Campbell Mary Campbell John A. Campbell
 this 23rd day of July 2008 Signature of Deponent Grantor Name
17 Barclay Drive 17 Barclay Drive Washington Twp NJ 08012
 Dependent Address Grantor Address at Time of Sale

Last 3 digits in Grantor's Social Security Number 019

Name/Company of Settlement Officer

Victoria M. Dalton
 Attorney At Law
 State of New Jersey

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY - DIVISION OF TAXATION

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and 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 of Taxation website at:
www.state.nj.us/treasury/taxation/lpt/localtax.htm

FOR OFFICIAL USE ONLY
 Instrument Number _____ County _____
 Deed Number _____ Book _____ Page _____
 Deed Dated _____ Date Recorded _____