

Prepared by:

VICTOR M. SAUL, ESQUIRE

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 James N. Hogan, Gloucester County Clerk
 Receipt#: 110654 10:58:52A Mar 06, 2012
 Recording Fee: 70.00 DB 4944 138

DEED

15901-12-00800

This Deed is made on February 27, 2012, between **Donna L. Berry and Kim Dorsey Smith, husband and wife**,
 whose address is 30 Augusta Lane, Blackwood, New Jersey 08012

(hereinafter referred to as the "Grantor"); and,

Michael Halliday,

whose address is 151 Kelly Drive Lane, Laurel Springs, New Jersey 08021

(hereinafter referred to as the "Grantee"). The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. 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 Hundred Three Thousand Five Hundred Dollars (\$103,500.00). The Grantor acknowledges receipt of this money.

2. Tax Map Reference.

**N.J.S.A. 46:15-1.1. Municipality of the Township of Washington,
 Block Number 18.02, Lot Number 44.06 – Unit 706**

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

3. Property.

The property consists of the land and all the buildings and structures on the land in the Township of Washington, County of Gloucester and State of New Jersey. The legal description is more particularly described on Schedule C attached hereto and made apart hereof.

Commonly known as 706 Sedgewick Court, Washington Township, New Jersey.

Being the same land and premises which became vested in Donna L. Berry by deed from F.P.A. Corporation, a Delaware Corporation, dated November 9, 1984, recorded November 20, 1984, in Deed Book 1503, Page 656 in the Gloucester County Clerk's/ Register's Office.

Consideration:	103,500.00	Tax/Code:	9
County:	103.50	State:	258.75
NJAHF:	.00	PHPFA:	51.75
EAA:	.00		
GenPur:	.00		
C)*1M:	.00	REALTY TOTAL:	414.00



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)

Donna L. Berry and Kim Dorsey Smith, H/W

Current Resident Address:

Street: 30 Augusta Lane

City, Town, Post Office

Blackwood

State

New Jersey

Zip Code

08012

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

18.02

44.06

Street Address:

706 Sedgewick Court

City, Town, Post Office

Sewell

State

New Jersey

Zip Code

08080

Seller's Percentage of Ownership

Consideration

Closing Date

100%

103,500.00

02/27/12

SELLER ASSURANCES (Check the Appropriate Box). (Boxes 2 through 8 apply to Residents and 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 (see instructions).
- ☐ No non-like kind property received.
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. By checking this box ☐ I certify that the 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.

2/27/2012

Date

2/27/2012

Date

K D Smith

Signature

Kim Dorsey Smith

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

Donna L. Berry

Signature

Donna L. Berry

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

North American Title Agency

6712 Washington Ave., Suite 102
Egg Harbor Township, NJ 08234
Telephone: (609)645-8881 Fax: (609)645-7765
www.nat.com/ne

Agents for

First American Title Insurance Company

REVISED

SCHEDULE C

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land and premises, situate and lying in the Township of Washington, County of Gloucester and State of New Jersey being more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Unit No. 706, situated in Hunt Club Condominium, A Condominium, which has been more specifically defined in Master Deed dated 7/13/84 and recorded 7/24/84 in the Office of the Gloucester County Clerk, in Deed Book 4195 Page 36, and which unit is hereby conveyed in conformity with the provisions of N.J.S.A. 46:8B-10, and includes the fee in an undivided percentage interest of .78125% in the Common Elements.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 44.06-Unit 706 in Block 18.02 on the Township of Washington Tax Map.

SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD

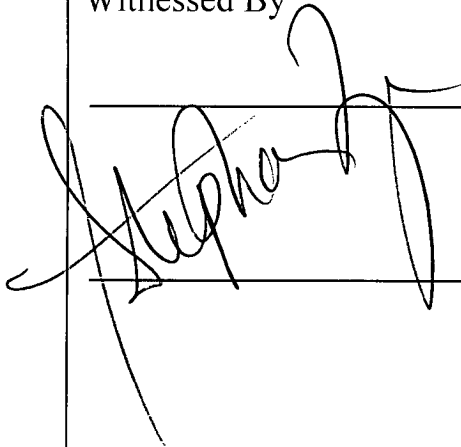
4. Promises by Grantor.

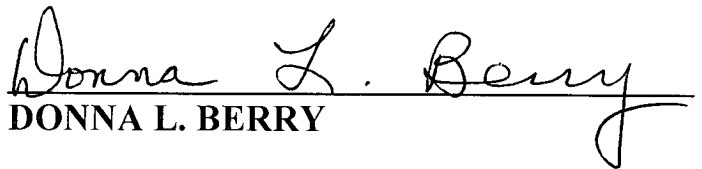
The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to Grantor's Acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage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

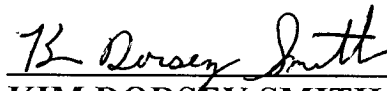
5. Signatures.

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

Witnessed By




DONNA L. BERRY

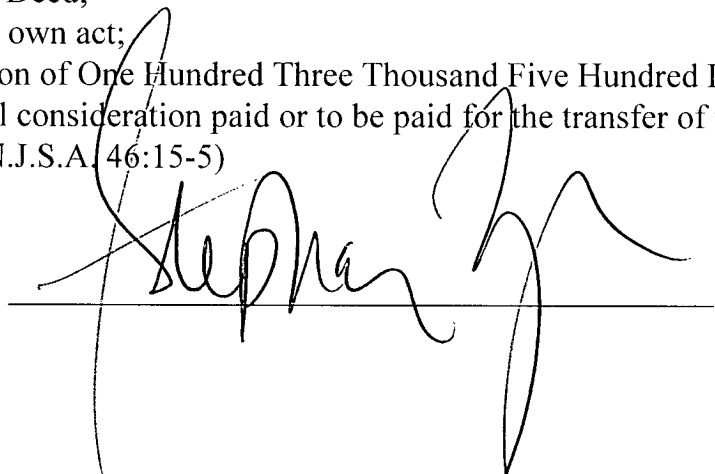

KIM DORSEY SMITH

STATE OF NEW JERSEY :

COUNTY OF Gloucester : §

I certify that on Feb 27, 2012, **Donna L. Berry and Kim Dorsey Smith, husband and wife**, personally came before me and stated to my satisfaction that he/she/they:

1. Is/are the maker(s) of the attached Deed;
2. Executed this Deed as his/her/their own act;
3. Made this Deed for the consideration of One Hundred Three Thousand Five Hundred Dollars (\$103,500.00) 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)



My Commission Expires:

