



E-recorded

DOCKET#:42851 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 984662 10:40:11 AM

08/05/2021
DB 6523 152

Fee:\$ 70.00

CONSIDERATION:\$ 190,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	190.00	STATE :	475.00
NJAHTF :	60.00	EAA :	48.00
PHPFA :	95.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 868.00

GRANTEE ADDRESS: 119 HESSIAN AVENUE

NATIONAL PARK
NJ -08063

DOCUMENT DATE: 07/28/2021

MUNICIPALITY: NATIONAL PARK BLOCK: 110.03 LOT: 5

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PARTIES:

FIRST PARTY-TERESA A MOORE

ADDITIONAL PARTY-GEORGE D ROBERTSON

SECOND PARTY-RYAN FEAN

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

Prepared By: *Robert A. Gleaner, Esq.*
Robert A. Gleaner, Esq.

EXECUTOR'S DEED

This Deed is made on July 28, 2021, between

**TERESA A. MOORE, EXECUTRIX OF THE ESTATE OF GEORGE D. ROBERTSON,
deceased**

whose address is 119 Hessian Avenue, National Park, NJ 08063
referred to as the Grantor, and

RYAN FEAN, single

whose address is about to be 119 Hessian Avenue, National Park, NJ 08063
referred to as the Grantees.

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 HUNDRED NINETY THOUSAND DOLLARS (\$190,000.00). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A 46:15-2.1) Borough of National Park, County of Gloucester, State of New Jersey, Block No. 110.03, Lot No. 5.

PROPERTY. ALL that certain of the land and all the buildings and structures on the land, situate, lying and being in the Borough of National Park, in the County of Gloucester, State of New Jersey:

SEE ATTACHED

NOTE FOR INFORMATION:

The mailing address of the premises is 119 Hessian Avenue, National Park, NJ 08063

BEING the same lands and premises conveyed to George D. Robertson and Donna L. Brennan, joint tenants, by Deed from James J. Yoes, widower, dated April 17, 1985, recorded April 22, 1985, in the Gloucester Clerk's/Register's Office in Deed Book 1513, Page 1113. Thereafter Donna L. Brennan married George D. Robertson and became known as Donna L. Robertson.

Donna L. Robertson died on September 6, 2020 whereupon title became vested in George D. Robertson by right of survivorship.

George D. Robertson died on September 23, 2020 leaving a Last Will and Testament dated October 4, 2006 and probated in Gloucester County on October 7, 2020, wherein Teresa Moore was appointed Executrix.

SUBJECT to any operative easements, agreements, covenants, conditions, reservations, and restrictions of record and such state of facts as an accurate survey or inspection of the premises would disclose.

American Land Title Association

Commitment for Title Insurance
 Adopted 08-01-2016
 Technical Corrections 04-02-2018

LEGAL DESCRIPTION

All that certain tract or parcel of land, situated, lying and being in National Park Borough, County of Gloucester, and State of New Jersey, more particularly described as follows:

Being Lot 5, Section 3, on Plan of Lots called Military Park Manor, dated June 1955, made by Earl R. Davis, P.E. & L.S. of Woodbury, New Jersey, and filed July 11, 1955 in the Clerk's Office of Gloucester County, being described as follows:

BEGINNING at a point in the Northeasterly line of Hessian Avenue 158 feet on a course of North 67 degrees 37 minutes West from the intersection of the Northeasterly line of Hessian Avenue and the Northwesterly line of North Second Street, said beginning point being also in the dividing line between Lots 5 and 6, Section 3, said Plan; thence

(1) along the said Northeasterly line of Hessian Avenue, North 67 degrees 37 minutes West a distance of 63 feet to a point in the dividing line between Lots 4 and 5, Section 3, said Plan; thence

(2) along said dividing line North 22 degrees 23 minutes East 120 feet to a point corner to Lots 4, 5 and 11, Section 3, said Plan; thence

(3) North 71 degrees 13 minutes 56 seconds East along the dividing line between Lots 5 and 11, and 5 and 12, Section 3, said Plan, and 60 feet to a point in the dividing line between Lots 5 and 34, Section 3, said Plan; thence

(4) along the last mentioned dividing line South 21 degrees 34 minutes 22 seconds East, 25.67 feet to a point in the dividing line between Lots 5 and 6, Section 3, said Plan; thence

(5) along the last mentioned dividing line South 22 degrees 23 minutes West 141 feet to the Northeasterly line of Hessian Avenue, being the point and place of beginning.

NOTE FOR INFORMATION:

BEING known as 119 Hessian Avenue, National Park Borough, Gloucester County, State of New Jersey, Block 110.03, Lot 5 on the tax map of National Park Borough.

NOTE FOR INFORMATION: The mailing address of the premises is 119 Hessian Avenue, National Park, NJ 08063.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance CATIC Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

NEW JERSEY LAND TITLE
 INSURANCE RATING BUREAU

NJRB 3-09
 Last Revised: 09/01/19

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Teresa A. Moore, Executrix of the Estate of George D. Robertson

Current Street Address
119 Hessian Avenue

City, Town, Post Office
National Park

State
NJ

ZIP Code
08063

Property Information

Block(s) 110.03	Lot(s) 5	Qualifier
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Street Address
119 Hessian Avenue

City, Town, Post Office
National Park

State
NJ

ZIP Code
08063

Seller's Percentage of Ownership 100%	Total Consideration \$190,000.00	Owner's Share of Consideration \$190,000.00	Closing Date 7/28/2021
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Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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.

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

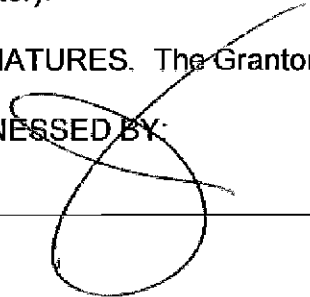
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

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.

WITNESSED BY:



*Teresa A. Moore, Executrix of the Estate
of George D. Robertson*

TERESA A. MOORE, EXECUTRIX OF THE
ESTATE OF GEORGE D. ROBERTSON

STATE OF NEW JERSEY

ss.:

COUNTY OF Gloucester

I CERTIFY that on July 28, 2021, Teresa A. Moore, Executrix of the Estate of George D. Robertson, 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 \$190,000.00 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.)

Notary signs above this line
Notary stamp and/or seal goes here:

7/28/2021

RECORD AND RETURN TO:

