

Quit-claim Deed

This Deed is made on **December 6, 2010**

Between

James Shingleton

whose post office address is 206 East Buttonwood Street, Wenonah, NJ 08090

referred to as the Grantor,

and

Joanne Shingleton and James Shingleton, HUSBAND AND WIFE,

whose post office address is 206 EAST BUTTONWOOD ST, WENONAH, NJ 08090

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 (called the "Property") described below to the Grantee. This Transfer is made for the sum of One and 00/100 Dollar (\$1.00). The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15:1.1) Municipality of Borough of Wenonah
Block No. 27 Lot No. 2 Account No.

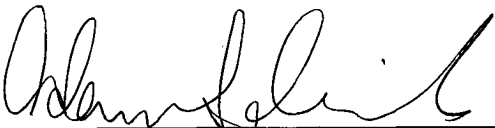
☐ No property tax identification number is available on the date of this Deed.
(Check box if applicable)

3. Property. The Property consists of the land and all the buildings and structures on the land in the Borough of Wenonah, County of Gloucester and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof.
(check box if applicable)

(For Recorder's Use Only)

Prepared by: (print signer's name below signature)


Adam Schneider, Esq.

Consideration:	1.00	Tax/Code:	EXEMPT
County:	.00	State:	.00
NJAHF:	.00	PHPFA:	.00
EAA:	.00		
GenPur:	.00		
C) \$1M:	.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)

James I. Shingleton, Jr.

Current Resident Address:

Street: **206 E. Buttonwood Street**

City, Town, Post Office

Wenonah

State

NJ

Zip Code

08090**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

27

Lot(s)

2

Qualifier

Street Address:

206 E. Buttonwood Street

City, Town, Post Office

Wenonah

State

NJ

Zip Code

08090

Seller's Percentage of Ownership

100%

Consideration

1.00

Closing Date

12/6/10**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.

12-6-2010

Date

 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

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Wenonah Borough**, County of **Gloucester** and State of New Jersey, being more particularly described as follows:

BEGINNING at a point in the Southerly line of Buttonwood Street distant Westwardly 100 feet from the Southwest corner of Buttonwood Street and Princeton Avenue; thence

(1) Along the Southerly line of Buttonwood Street South 87 degrees 55 minutes West, 50 feet to a corner; thence

(2) South 2 degrees 5 minutes East, 150 feet to a point; thence

(3) North 87 degrees 55 minutes East, 50 feet to a point; thence

(4) Parallel with said Princeton Avenue, North 2 degrees 5 minutes West, 150 feet to *the* first mentioned place or point of BEGINNING.

FOR INFORMATION PURPOSES ONLY:

BEING Known as Lot 2, Block 27, on the Official Tax Map of Wenonah Borough

BEING commonly known as 206 E Buttonwood Street, Wenonah, New Jersey

END OF LEGAL DESCRIPTION

The street address of the Property is: 206 East Buttonwood Street, Wenonah, NJ 08090.

4. Type of Deed. This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed by:

Christine M Jackson

James Shingleton {SEAL}

STATE OF NEW JERSEY, COUNTY OF

Gloucester

I CERTIFY that on December 6, 2010, James Shingleton personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; 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).

Christine M Jackson

(Print name and title below signature)

Christine M. Jackson

Notary Public Of New Jersey

My Commission Expires Sept. 20, 2011

RECORD AND RETURN TO:

Land Services USA, Inc.
1835 Market Street, Suite 420
Philadelphia, PA 19103

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
0819

MUNICIPALITY OF PROPERTY LOCATION

Wenonah

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, Christine M Jackson being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Title officer in a deed dated 12-6-10 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 27 Lot number 2 located at
206 E. BUTTWOOD ST, WENONAH, NJ 08090 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (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.

CONSIDERATION OF \$1.00; ADDING WIFE TO DEED

(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, PARTNERS IN A CIVIL UNION COUPLE, 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
this 6th day of January, 2011

KATRINA M. SENATORE
NOTARIAL SEAL

KATRINA M. SENATORE Notary Public
City of Philadelphia, Phila. County
My Commission Expires March 25, 2012

Christine M Jackson
Signature of Deponent
1835 Market St.
Suite 420, Phila, PA
Deponent Address

xxx-xxx-517
Last 3 digits in Grantor's Social Security Number

James Singleton
Grantor Name
206 E. Buttwood
WENONAH, NJ 08090
Grantor Address at Time of Sale
Land Services USA
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

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

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.