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DEED - BARGAIN AND SALE (Covenant as to Grantor's Acts)
IND. TO IND. OR CORP. - Plain Language

ll 213-11919
FOUNDATION TITLE, LLC

750 Cooper Street
Woodbury, NJ 08096

(856) 853-0083 • (856) 853-2770



Docket# 63836 Type: DEE Pages: 5
James N. Hogan, Gloucester County Clerk
Receipt#: 52832 03:30:43 P.M. 09/18/2006
Recording Fee: \$80.00 DE 4278 161

Prepared By:

BARRY N. LOZUKE, ESQUIRE

DEED

This Deed is made on August 18, 2006

BETWEEN CHARLES W. KEAN, By His Attorney-In-Fact BETTY M. KEAN, and BETTY M. KEAN, whose address is Cardinal Retirement Village, Apt. 418, 455 Hurffville-Cross Keys Road, Sewell, New Jersey, referred to herein as Grantor,

AND JAMES I. SHINGLETON, JR. whose address is 3727 Lake Avenue, Williamstown, New Jersey 08094, 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 (transfer of ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **ONE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED (\$199,900.00) DOLLARS.**

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) 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 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)

The premises are conveyed subject to all Easements, Covenants, and Restrictions of Record.

Being the same lands and premises which became vested in Charles W. Kean and Betty M. Kean, his wife, by Deed from John F. Sterner and Ella D. Stener, his wife, dated March 4, 1958, recorded March 6, 1958 in the Gloucester County Clerk's Office in Deed Book 900, Page 396.

Consideration: \$199,900.00 Exempt Code: A
Cnty: \$200.00 St: \$.00
N.P.N.R.F.: \$75.00 P.H.P.F.A.: \$.00
E.A.A.: \$.00 Gen Purp: \$.00
C) \$1M: \$.00 REALTY TOTAL: \$275.00

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) Charles W. Kean, By His Attorney-in-Fact
Betty M. Kean

Current Resident Address:

Street: Cardinal Retirement Village, Sewell, NJ 08080

City, Town, Post Office _____ State _____ Zip Code _____

PROPERTY INFORMATION (Brief Property Description)

Block(s) 27 Lot(s) 2 Qualifier _____

Street Address: 206 E. Buttonwood Street

City, Town, Post Office Wenonah NJ 08080 State _____ Zip Code _____

Seller's Percentage of Ownership 100% Consideration \$199,900.- Closing Date 8/18/04

SELLER ASSURANCES (Check the Appropriate Box)

1. ☐ I am a resident taxpayer 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 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.

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.

August 18, 2006
Date

Betty M. Kean
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Charles W. Kean By AIF Betty M. Kean
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

LEGAL DESCRIPTION

ALL that certain tract or parcel of land, situated, lying and being in the Borough of Wenonah, County of Gloucester, State of New Jersey, 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**.

NOTE: Being Lot(s) Lot: 2, Block: 27, Tax Qualifier: Tax Map of the Borough of Wenonah, County of Gloucester, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.

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

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.

Charles W. Kean
By A I F Betty M. Kean

Witnessed by:

Charles W. Kean (Seal)
CHARLES W. KEAN, By His Attorney-In-Fact, BETTY M. KEAN

Betty M. Kean (Seal)
BETTY M. KEAN

L Ricci

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER SS.:

I CERTIFY that on *August 18*, 2006

Charles W. Kean, By His Attorney-In-Fact, Betty M. Kean, and Betty M. Kean, personally came before me and acknowledged under oath, to my satisfaction, that this person(or 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 \$199,900.00 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.)

Lori L Ricci
(Print name and title below)

RECORD AND RETURN TO:

LORI L. RICCI
Notary Public, State of New Jersey
My Commission Expires
January 02, 2007

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 66, P.L. 2004)

To be recorded with deed pursuant to Chapter 49, P.L. 1968, as amended by Chapter 308, P.L. 1991 (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 OF Gloucester

} ss.

Consideration: \$199,900.00 Exempt Code: A
Cntry: \$200.00 St: \$.00
N.P.N.R.F.: \$75.00 P.H.P.F.A.: \$.00
E.A.A.: \$.00 Gen Purp: \$.00
C)\$1M: \$.00 REALTY TOTAL: \$275.00(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions # 3 and #4 on reverse side)Deponent, Lori Ricci, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Officer of Title Company _____ in a deed dated August 18, 2006 transferring
(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)real property identified as Block number 27 Lot number 2 located at
206 E. Buttonwood Street, Wenonah, Gloucester County and annexed thereto.
(Street Address, Municipality, County)(2) CONSIDERATION \$ 199,900.00 (See Instructions #1 and #5 on reverse side)(3) FULL EXEMPTION FROM FEE (See Instruction #6 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 Chapter 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) PARTIAL EXEMPTION FROM FEE (See Instruction #7 on reverse side)

PARTIAL EXEMPTION FROM FEE EXEMPTION FROM FEE (See Instructions #7 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 #7 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 or disabled persons must also meet all of the following criteria.

- ☒ Owned and occupied by grantor(s) at time of sale. ☒ Resident of the State of New Jersey.
- ☒ One or two-family residential premises. ☒ Owners as joint tenants must all qualify.

***IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.**C. **LOW AND MODERATE INCOME HOUSING** (See Instruction #7 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
- ☐ Meets income requirements of region. ☐ Subject to resale controls.

(5) NEW CONSTRUCTION (See Instructions #8 and #10 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.

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 66, P.L. 2004.

Subscribed and sworn to before me
this 13 day of September, 2006

Signature of Deponent

Betty M. Kean

Grantor Name

206 E. Buttonwood St. Wenonah
Grantor Address at Time of SaleLori Ricci/ Foundation Title LLC
Name/Company of Settlement OfficerFOUNDATION TITLE, LLC
750 Cooper Street
Woodbury, NJ 08096
(856) 853-0083 • (856) 853-2770**FOR OFFICIAL USE ONLY**Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____