



DOCKET#:48014 Type:ERX-Deed
PAGES:4

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 867488 02:14:38 PM

12/16/2019
DB 6208 243

Fee:\$ 60.00

CONSIDERATION:\$ 80,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	80.00	STATE :	200.00
NJAHTF :	0.00	EAA :	0.00
PHPFA :	40.00	GEN PURP	0.00
1% OVER	0.00		

REALTY TOTAL: \$ 320.00

GRANTEE ADDRESS: 8 RAVENSWOOD WAY

SEWELL
NJ-08080

DOCUMENT DATE: 12/12/2019

MUNICIPALITY: WASHINGTON BLOCK: 116.36 LOT: 8.11

PARTIES:

FIRST PARTY-PATRICK BURR
SECOND PARTY-JOSEPH SCHWARZMAN

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

22955CP-01
RECORD & RETURN TO:
GROUP 21 TITLE AGENCY
525 ROUTE 73, N., STE. 111
MARLTON, NJ 08053
856-985-2400

Prepared by: John D. Kosylo, Esq.
Attorney at Law of New Jersey

DEED

This Deed is made on December 12, 2019, between

PATRICK BURR, whose address is 4 Elm Lane, Turnersville, New Jersey 08012, referred to as the "Grantor",

and

JOSEPH SCHWARZMAN, whose address is 8 Ravenswood Way, Sewell, New Jersey 08080, referred to as "Grantee",

The Grantor grants and conveys ownership of the property described below to the Grantee for the sum of **Eighty Thousand and 00/100 Dollars (\$80,000.00)**.

By signing this Deed, the Grantor acknowledges receipt of this money/consideration.

The property being transferred is known as **177 Fries Mill Road, Turnersville, New Jersey 08012**.

It is identified as **Block 116.36, Lot 8.11 on the Official Tax Map of the Township of Washington, County of Gloucester and State of New Jersey**. The legal description is:

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

BEGINNING at a point in the Westerly line of Fries Mill Road (County Route 655) (70 feet wide), said point being corner in Lots 8.09 and 8.11, Block 116.36 as shown on the Washington Township tax map. Said point also being South 18 degrees 56 minutes 00 seconds West a distance of 2427 feet from the intersection of the Westerly line of Fries Mill Road with the center line of Georgetown Road (60 feet wide), and extending; thence

(1) South 18 degrees 56 minutes 00 seconds West along the Westerly line of Fries Mill Road a distance of 90.00 feet to the corner of Lots 8.11 and 9.03, Block 116.36; thence

(2) North 71 degrees 04 minutes 00 seconds West along the division line between Lots 8, 11 and 9.03, Block 116.36 a distance of 267.00 feet to the corner of Lots 8.09 and 8.11, Block 116.36; thence

(3) North 18 degrees 56 minutes 00 seconds East along the division line between Lots 8.09 and 8.11 a distance of 90.00 feet to a point; thence

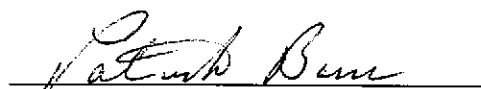
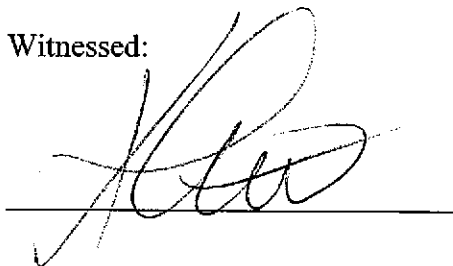
(4) South 71 degrees 04 minutes 00 seconds East still along the division line between Lots 8.09 and 8.11, Block 116.36 a distance of 267.00 feet to the point of BEGINNING.

Being the same land, parcel and premises that became vested in Patrick Burr, by Deed from Patrick Burr, dated April 24, 2007, recorded July 5, 2007 in the Gloucester Clerk's/Register's Office in Deed Book 4407, Page 37.

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" as defined in 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.

The Deed is signed by the Grantor as of the date at the top of the first page.

Witnessed:


PATRICK BURR

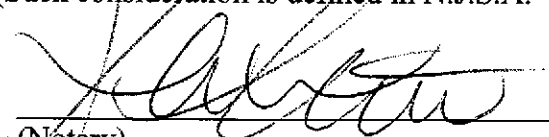
STATE OF NEW JERSEY

SS:

COUNTY OF *Gloucester*

I certify that on December *12*, 2019, **PATRICK BURR**, personally came before me and stated that he:

- a) Was the maker of this deed; and
- b) executed this deed as his own act; and
- c) made this deed for \$80,000.00 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)

Kathieen A. Castro
Notary Public of New Jersey
My Commission Expires 11/28/2021

DEED:

PATRICK BURR

to

JOSEPH SCHWARZMAN

177 Fries Mill Road
Turnersville, New Jersey 08012
Township of Washington, County of Gloucester
Block 116.36, Lot 8.11

RECORD AND RETURN TO:

229550P.01
**RECORD & RETURN TO:
GROUP 21 TITLE AGENCY
525 ROUTE 73, N. STE. 111
MARLTON, NJ 08053
856-985-2400**



State of New Jersey

GIT/REP-3
(9-2015)**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

PATRICK BURR

Current Street Address

4 ELM LANE

City, Town, Post Office Box

TURNERSVILLE

State

NJ

Zip Code

08012

PROPERTY INFORMATION

Block(s)

116.36

Lot(s)

8.11

Qualifier

Street Address

177 FRIES MILL ROAD

City, Town, Post Office Box

TURNERSVILLE (WASHINGTON TOWNSHIP)

State

NJ

Zip Code

08012

Seller's Percentage of Ownership

100%

Total Consideration

\$80,000.00

Owner's Share of Consideration

\$80,000.00

Closing Date

12/12/19

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

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

12/12/19

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