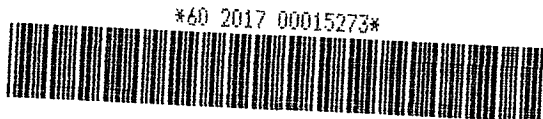


213-34496

70

Prepared By:

MICHAEL P. SINATRA, ESQ.
ATTORNEY AT LAW OF NEW JERSEY



Docket: 00015273
Type: DEE Pages: 4
James N. Hogan, Gloucester County Clerk
Receipt #: 634767 03:08:14P Apr 18, 2017
Recording Fee: 70.00 DB 5639 6

DEED

THIS DEED is made on April 14, 2017

Consideration: 149,900.00 Tax/Code: S
County: 150.00 State: 375.00
NJAHF: .00 PHPFA: 75.00
EAA: .00
GenPur: .00
C) \$1M: .00 REALTY TOTAL: 600.00

BETWEEN

Habib O.E. Jam and Valerie E. Furlong, Husband and Wife

whose address is 604 Pitman Avenue, Pitman, New Jersey 08071

referred to as the Grantor,

AND

Stephen M. White and Julia L. White, Husband and Wife

whose address is

147 South Woodbury Rd., Pitman NJ 08071

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and 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 Forty-Nine Thousand Nine Hundred and 00/100 (\$149,900.00). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1). Borough of Pitman, Block No. 162, Lot No. 3.

PROPERTY. This property consists of the land and all the buildings and structures of the land in the Borough of Pitman, County of Gloucester, State of New Jersey. The property is commonly known as 147 South Woodbury Road, Pitman, New Jersey 08071, and is more particularly described in the Legal Description annexed hereto and incorporated herein by reference.

BEING the same premises conveyed to Habib O.E. Jam, a single man by Deed from Employee Transfer Corporation, an Illinois Corporation, dated July 8, 1980, recorded January 26, 1980, in the Gloucester County Clerk/Register's Office in Deed Book 1409, Page 179.

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).

WHO IS BOUND. The promises made in this Deed are legally binding upon the Grantor and all who lawfully succeed to the Grantor's rights and responsibilities. These promises can be enforced by the Grantee and all future owners of the property.

RECORD & RETURN TO:
FOUNDATION TITLE, LLC
57 EUGENE STREET
WOODBURY, NJ 08096
(856) 853-0083

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Habib Oe Jam and Valerie E. Furlong

Current Street Address

City, Town, Post Office Box

604 Pitman Ave
Pitman

State

NJ

Zip Code

08071

PROPERTY INFORMATION

Block(s)

162

Lot(s)

3

Qualifier

Street Address

147 South Woodbury Road

City, Town, Post Office Box

Pitman Boro

State

NJ

Zip Code

08071

Seller's Percentage of Ownership

100%

Total Consideration

\$149,900.00

Owner's Share of Consideration

149,900.00

Closing Date

4/14/2017

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
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.

4/14/17

Date

4/14/17

Date

Habib Oe Jam

Signature

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

Valerie Furlong

Signature

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

WFG National Title Insurance Company

File Number: 213-34496

DB 5639
DOCKET# 00015273

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SCHEDULE C ALTA COMMITMENT

LEGAL DESCRIPTION

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

BEGINNING at a point in the Easterly line of South Woodbury Road (66 feet wide), also known as Woodbury Road, said point being the Southwesterly corner of Lot No. 206 on plan hereinafter mentioned, and being, and being South 0 degrees and 38 minutes East and distant 100.00 feet from the intersection of said line with the Southerly line of Wayne Avenue (60 feet wide), and running; thence

(1) along the Easterly line of South Woodbury Road, South 0 degrees and 38 minutes East, a distance of 60.00 feet to a concrete monument set for a corner; thence

(2) at right angles to South Woodbury Road, North 89 degrees and 22 minutes East, a distance of 150.00 feet to a concrete monument set for a corner in the Westerly line of Lot No. 219; thence

(3) parallel with South Woodbury Road, along Lot No. 219, in part and also of Lot No. 210, in part, North 0 degrees and 38 minutes West, a distance of 60.00 feet to a concrete monument set for a corner, being the Southeasterly corner of Lot No. 206; thence

(4) parallel with the seconds course, along the southerly line of Lot No. 206, South 89 degrees and 22 minutes West, a distance of 150.00 feet to the point of beginning.

NOTE: Being Lot: 3, Block: 162; Tax Map of the Borough of Pitman, County of Gloucester, State of New Jersey.

NOTE FOR INFORMATION ONLY: Mailing Address is 147 South Woodbury Road, Pitman, NJ 08071-1654

NOTE: Lot and Block shown for informational purposes only.

SIGNATURES. This Deed is signed and attested to by the Grantor as of the date set forth at the top of the first page.

Witness:

4/14/17
By: Habib O.E. Jam
HABIB O.E. JAM, Grantor

4/14/17
By: Valerie Furlong
VALERIE E. FURLONG, Grantor

STATE OF NEW JERSEY }
COUNTY OF Bloomsbury }SS:

I CERTIFY that on April 14, 2017

Habib O.E. Jam and Valerie E. Furlong, personally came before me and this person (or if more than one, each person) acknowledged under oath, to my satisfaction, that:

- (a) he or she is the maker of this Deed;
- (b) executed this Deed as his or her voluntary act; and
- (c) the full and actual consideration paid or to be paid for the transfer of title is \$149,900.00 (Such consideration is defined in N.J.S.A. 46:15-5).

SHARON L. KESSLER
Notary Public of New Jersey
My Commission Expires September 18, 2018

[Signature] {Seal}
A Notary Public of New Jersey

RECORD AND RETURN TO:

Foundation Title, LLC - Woodbury
57 Euclid Street
Woodbury, NJ 08096
File No. 213-34496