



E-recorded

DOCKET#:5865 Type:ERX-Deed
PAGES:6

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1216427 03:01:29 PM

02/24/2025
DB 7136 38

Fee:\$ 80.00

CONSIDERATION:\$ 270,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	270.00	STATE :	675.00
NJAHTF :	180.00	EAA :	221.00
PHPFA :	135.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 1,481.00

GRANTEE ADDRESS: 114 VINE AVENUE

LAKEWOOD
NJ -08701

DOCUMENT DATE: 02/18/2025

MUNICIPALITY: PITMAN BLOCK: 198 LOT: 22

PARTIES:

FIRST PARTY-WILLIAM F KUZMA REVOCABLE LIVING TRUST
ADDITIONAL PARTY-ANNETTE KUZMA
ADDITIONAL PARTY-NANCY THALER
SECOND PARTY-FROM THE HIP INVESTMENTS LLC

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

Record & Return to:
PITTMAN TITLE & ESCROW
504 Independence Boulevard
Sicklerville, NJ 08081
(856) 516-4197

Prepared by: Tamara L. Rudow Steinberg, Esq.
STEINBERG LAW GROUP LLC
701 Route 73 North, Suite 1
Marlton, NJ 08053
(856) 985-4234

Deed

This Deed is made on the 18th day of February, 2025,

Between

ANNETTE KUZMA and NANCY THALER, Successor Co-Trustees of the WILLIAM F. KUZMA REVOCABLE LIVING TRUST, dated February 23, 2006,

whose post office address is 15 Slocum Avenue, Tunkhannock, PA 18657,

referred to as the Grantor,

and

FROM THE HIP INVESTMENTS LLC, a New Jersey limited liability company,

having a post office address at 114 Vine Avenue, Lakewood, NJ 08701,

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 **Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00)**. The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:26A-3) Borough of Pitman
Block No. 198 Lot No. 22 Qualifier

☐ 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 Pitman, County of Gloucester, 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 Property being commonly known as: 130 Walnut Avenue, Pitman, NJ 08071

BEING the same land and premises which became vested in William Kuzma, as Trustee of the William F. Kuzma revocable living Trust dated February 23, 2006, by Quit Claim deed from William F. Kuzma, an unmarried man dated 09/26/2020 and recorded with Gloucester County Clerk on 03/11/2022 in Book 6643, Page 34.

Devolution of Title:

William F. Kuzma, single man, under Deed from Vernon A. Snyder and Gayle A. Snyder, his wife, dated 07/19/1996, recorded in the Gloucester County Clerk's Office on 09/12/1996 in Deed Book 2688, Page 281.

William F. Kuzma, Trustee of the William F. Kuzma revocable living Trust, under Deed from William F. Kuzma, dated 04/14/2006, recorded in the Gloucester County Clerk's Office on 05/05/2006 in Deed Book 4208, Page 103.

William F. Kuzma, an unmarried man, under Quit Claim Deed from William F. Kuzma, as Trustee of the William F. Kuzma revocable living Trust, dated February 23, 2006, dated 11/23/2015, recorded in the Gloucester County Clerk's Office on 12/16/2015 in Deed Book 5406, Page 337.

William F. Kuzma, an unmarried man, under Quit Claim Deed from William F. Kuzma, as Trustee of the William F. Kuzma revocable living Trust, dated February 23, 2006, dated 11/23/2015, recorded in the Gloucester County Clerk's Office on 12/30/2015 in Deed Book 5411, Page 252.

William F. Kuzma, as Trustee of the William F. Kuzma revocable living Trust, dated February 23, 2006, under Quit Claim Deed from William F. Kuzma, an unmarried man, dated 11/23/2015, recorded in the Gloucester County Clerk's Office on 01/19/2016 in Deed Book 5419, Page 178.

William F. Kuzma, an unmarried man, under Quit Claim Deed from William F. Kuzma, as Trustee of the William F. Kuzma revocable living Trust, dated February 23, 2006, dated 04/24/2019, recorded in the Gloucester County Clerk's Office on 05/09/2019 in Deed Book 6082, Page 102.

William F. Kuzma, as Trustee of the William F. Kuzma revocable living Trust, dated February 23, 2006, under Quit Claim Deed from William F. Kuzma, an unmarried man, dated 04/24/2019, recorded in the Gloucester County Clerk's Office on 05/16/2019 in Deed Book 6086, Page 196.

SUBJECT to all laws, ordinances, regulations, easements, restrictions, covenants, conditions, reservations, agreements and other matters of record, and to such state of facts as an accurate survey would disclose.

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. If the Grantor is a Corporation, this Deed is signed and attested by its proper corporate officers and its corporate seal is affixed.

Witnessed by:

Clas Dean M. M. M.

Annette Kuzma {Seal}
ANNETTE KUZMA, Successor Trustee of the
WILLIAM F. KUZMA REVOCABLE LIVING
TRUST

Clas Dean M. M. M.

Nancy Thaler {Seal}
NANCY THALER, Successor Trustee of the
WILLIAM F. KUZMA REVOCABLE LIVING
TRUST

STATE OF Pennsylvania

SS:

COUNTY OF Wyoming

I CERTIFY that on February 18th 2025, ANNETTE KUZMA and NANCY THALER, 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) was authorized to and did execute this Deed as **Successor Trustees of the WILLIAM F. KUZMA REVOCABLE LIVING TRUST**, the Trust named in this Deed; and
- (c) made this Deed for \$270,000.00 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)

Stacy Dean Mattioli
Notary Public

Commonwealth Of Pennsylvania - Notary Seal
Stacy Dean Mattioli, Notary Public
Wyoming County
My Commission Expires 10/23/2027
Commission # 1437575

Expires 10/23/2027

Exhibit "A"
Property Description

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Pitman, County of Gloucester, and State of New Jersey and is bounded and described as follows:

BEGINNING at a point in the Northerly line of Walnut Avenue, 236.65 feet Westwardly from an angle in said northerly line and extending; thence

(1) Along the northerly line of Walnut Avenue, North 86 degrees 20 minutes West, 202.57 feet; thence

(2) North 62 degrees 11 minutes 30 seconds East, 237.51 feet; thence

(3) South 03 degrees 40 minutes West, 124.01 feet to the place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 22, in Tax Block 198, on the Official Tax Map of the Borough of Pitman.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 130 Walnut Avenue, Pitman, New Jersey 08071.

GIT/REP-3

(8-24)

(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

ANNETTE KUZMA and NANCY THALER, Successor Co-Trustees of the WILLIAM F. KUZMA REVOCABLE LIVING TRUST

Current Street Address

15 Slocum Avenue

City, Town, Post Office

Tunkhannock

State

PA

ZIP Code

18657

Property Information

Block(s)

198

Lot(s)

22

Qualifier

Street Address

130 Walnut Avenue

City, Town, Post Office

Pitman

State

NJ

ZIP Code

08071

Seller's Percentage of Ownership

100

Total Consideration

\$270,000.00

Owner's Share of Consideration

\$270,000.00

Closing Date

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.
- 7a. ☐ 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 CODE 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. See instructions.
- 7b. ☐ Seller only received 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

Date

Signature (Seller)

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Indicate if Power of Attorney or Attorney in Fact