



E-recorded

DOCKET#:33941 Type:ERX-Deed
PAGES:6

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1140496 08:58:20 AM

11/14/2023
DB 6935 205

Fee:\$ 80.00

CONSIDERATION:\$ 240,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	240.00	STATE :	600.00
NJAHTF :	135.00	EAA :	152.00
PHPFA :	120.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 1,247.00

GRANTEE ADDRESS: 1 NEVILLE COURT

SEWELL
NJ -08080

DOCUMENT DATE: 09/12/2023

MUNICIPALITY: WASHINGTON BLOCK: 80 LOT: 8.011601

PARTIES:

FIRST PARTY-KATHY STANWOOD
ADDITIONAL PARTY-STACY MITCHELL
SECOND PARTY-SAMIR LIZALOVIC
ADDITIONAL PARTY-AFAF D ALKOZBARI

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

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

EXECUTORS' DEED

This Deed is made on September 12, 2023, between

KATHY STANWOOD and STACY MITCHELL, as Co-Executrices of the Estate of JANET E. GRIFFITH, Deceased, whose address is 503 Boundary Road, Pitman, New Jersey 08071, referred to as the "Grantor",

and

SAMIR LIZALOVIC and AFAF D. ALKOZBARI, Husband and Wife, whose address is about to be 1 Neville Court, Sewell, New Jersey 08080, referred to as the "Grantee",

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

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 Forty Thousand and 00/100 Dollars (\$240,000.00)**. The Grantor acknowledges receipt of this money.

The property being transferred is known as **1 Neville Court, Sewell, New Jersey 08080**.

Being known as Block 80, Lot 8.01, Qualifier C1601 in the Township of Washington, County of Gloucester and State of New Jersey. The property consists of the land and all the buildings and structures on the land.

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

SEE ATTACHED LEGAL DESCRIPTION

BEING the same land, parcel and premises that became vested in Janet E. Griffith by deed from Bunker Hill Development Corp., a corporation of the state of New Jersey, dated April 28, 1989, recorded May 3, 1989 in the Gloucester County Clerk's/Register's Office in Deed Book 1864, Page 289.

AND THE SAID Janet Griffith departed this life on June 7, 2023 leaving a Last Will and Testament dated August 14, 2008 and probated June 28, 2023 in the Gloucester County Surrogate's Court under Docket No. 23-01133 wherein she did, among other things, appoint Stacy Mitchell and Kathy Stanwood Co-Executrices of her Estate.

LEGAL DESCRIPTION

Dream Home Abstract, LLC - Sewell

a Policy Issuing Agent for **First American Title Insurance Company 47248**

File No. 621-221908

All that certain tract or parcel of land, situated, lying and being in Washington Township, County of Gloucester, and State of New Jersey, more particularly described as follows:

BEING known as Unit No. P-1 in Washington Place Condominium, formerly known as Newtown Commons West Condominium, said Unit being more specifically described in the Master Deed of Newtown Commons West Condominium, recorded February 27, 1986 in the Gloucester County Clerk's Office in Deed Book 1538, Page 819&c.

TOGETHER with a .5208% undivided interest in the common elements subject to reduction or dilution, as specified in the Master Deed, and any amendments thereto.

NOTE FOR INFORMATION:

BEING known as 1 Neville Court, Washington Township, Gloucester County, State of New Jersey, Block 80, Lot 8.01, Qualifier C1601 on the tax map of Washington Township.

NOTE FOR INFORMATION: The mailing address of the premises is 1 Neville Court, Sewell, NJ 08080.

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.

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 to by its proper corporate officers and its corporate seal is affixed.

Witnessed:

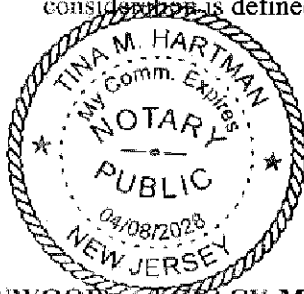
Kathy Stanwood, Co-Executrix
KATHY STANWOOD, Co-Executrix of the
Estate of JANET E. GRIFFITH

STATE OF NEW JERSEY

COUNTY OF Gloucester SS:

I certify that on September 12, 2023, **KATHY STANWOOD**, personally came before me and stated that she:

- a) Was a maker of this Deed;
- b) Executed this Deed in her capacity as a personal representative of the deceased owner; and
- c) Made this Deed for \$240,000.00 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).



Tina M. Hartman
 (Notary)

DEED:

KATHY STANWOOD and STACY MITCHELL, Co-Executrices of the Estate of JANET E. GRIFFITH, Deceased
 to
SAMIR LIZALOVIC and AFAF D. ALKOZBARI, Husband and Wife

1 Neville Court
 Sewell, New Jersey 08080
 Township of Washington, County of Gloucester
 Block 80, Lot 8.01, Qualifier C1601

RECORD AND RETURN TO:

Dream Home Abstract
 381 Egg Harbor Road
 Sewell, NJ 08080

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.

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 to by its proper corporate officers and its corporate seal is affixed.

Witnessed:

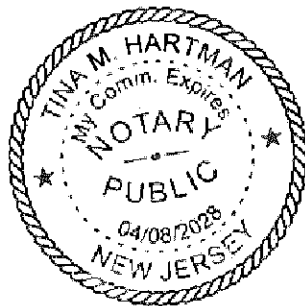
Stacy Mitchell, Co-Executrix
STACY MITCHELL, Co-Executrix of the
Estate of JANET E. GRIFFITH

STATE OF NEW JERSEY

SS:
 COUNTY OF Gloucester

I certify that on September 12, 2023, **STACY MITCHELL**, personally came before me and stated that she:

- a) Was a maker of this Deed;
- b) Executed this Deed in her capacity as a personal representative of the deceased owner; and
- c) Made this Deed for \$240,000.00 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).



Tina M. Hartman
 (Notary)

DEED:

KATHY STANWOOD and STACY MITCHELL, Co-Executrices of the Estate of JANET E. GRIFFITH, Deceased
 to
SAMIR LIZALOVIC and AFAF D. ALKOZBARI, Husband and Wife

1 Neville Court
 Sewell, New Jersey 08080
 Township of Washington, County of Gloucester
 Block 80, Lot 8.01, Qualifier C1601

RECORD AND RETURN TO:

Dream Home Abstract
 381 Egg Harbor Road
 Sewell, NJ 08080

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

KATHY STANWOOD and STACY MITCHELL, as Co-Executrices of the Estate of JANET E. GRIFFITH, Deceased

Current Street Address

503 BOUNDARY ROAD

City, Town, Post Office

PITMAN

State

NJ

ZIP Code

08071

Property Information

Block(s)

80

Lot(s)

8.01

Qualifier

C1601

Street Address

1 NEVILLE COURT

City, Town, Post Office

SEWELL (WASHINGTON TOWNSHIP)

State

NJ

ZIP Code

08080

Seller's Percentage of Ownership

100

Total Consideration

\$240,000.00

Owner's Share of Consideration

\$240,000.00

Closing Date

9-12-23

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.
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.
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.

9-12-23

Date

Kathy Stanwood, co-executrices

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

9-12-23

Date

Stacy Mitchell, co-executrices

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact