



DOCKET#:16371 Type:ERX-Deed
PAGES:5

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 952838 10:26:21 AM

03/24/2021
DB 6443 220

Fee:\$ 70.00

CONSIDERATION:\$ 210,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	210.00	STATE :	525.00
NJAHTF :	90.00	EAA :	83.00
PHPFA :	105.00	GEN PURP	0.00
1% OVER	0.00		

REALTY TOTAL: \$ 1,013.00

GRANTEE ADDRESS: 725 NORTH MAIN STREET

GLASSBORO
NJ-08028

DOCUMENT DATE: 03/13/2021

MUNICIPALITY: GLASSBORO BLOCK: 85 LOT: 4.01

PARTIES:

FIRST PARTY-PEIFER PROPERTIES LLC
SECOND PARTY-BRIAN E EACHUS JR

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 William G. Sokol, Esq.

DEED

This Deed is made: March 13, 2021
Delivered on 3/18/2021

BETWEEN Peifer Properties, LLC by Amy Elizabeth Anzola, Sole Member, whose address is 5021 Route 42, Blackwood, NJ 08012, GRANTOR

AND Brian E. Eachus, Jr., whose address is 725 N. Main Street
Glassboro, NJ 08028 
GRANTEE

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

Transfer and Ownership: The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of TWO HUNDRED AND TEN THOUSAND (\$210,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference: (N.J.S.A. 46:15-2.1) Borough of Glassboro, County of Gloucester, Block 85, Lot 4.01.

Property: 313-315 Ellis Street, Glassboro, NJ 08028. The property consists of the land and all the buildings and structures on the land in Borough of Glassboro, County of Gloucester and State of New Jersey. The legal description is attached hereto as Schedule A.

Being: The same land and premises vested in:

Peifer Properties, LLC by the following:

Peifer Properties, LLC by deed from Amy E. Myers, dated January 20, 2015, recorded February 10, 2015 in the Gloucester Clerk's/Register's Office in Deed Book 5285, Page 263.

Amy E. Myers by deed from David L. Diehl and Lisa A. Diehl, husband and wife, dated September 26, 2014, recorded October 1, 2014 in the Gloucester Clerk's/Register's Office in Deed Book 5238, Page 159.

Promises: 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 legal rights which effect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures: The Grantor signs this deed as of the date at the top of the first page.

American Land Title Association

Commitment for Title Insurance
Adopted 08-01-2016
Technical Corrections 04-02-2018

LEGAL DESCRIPTION

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

Beginning at a point in the intersection of the Easterly line of Conrail Railroad (formerly West Jersey and Seashore Railroad) and the Northerly line of Ellis Street (50.00 feet wide), said point also being in the division line of Lot 4.01 Block 95 on the Tax Map hereinafter mentioned and the said line of Conrail Right of Way; thence

(1) Along said Northerly line of Ellis Street, North 68 degrees 25 minutes 00 seconds East, a distance of 82.41 feet to a point in the division line between Lots 4 and 4.01, said Block and Plan; thence

(2) Along said division line, North 21 degrees 35 minutes 00 seconds West, a distance of 184.69 feet to a point in the division line of Lots 6 and 4.01, said Block and Map; thence

(3) Along said division line, South 45 degrees 10 minutes 00 seconds West, a distance of 98.66 feet to a point in the division line of Lot 4.01 and the said line of Conrail Right of Way; thence

(4) Along said division line, South 24 degrees 49 minutes 00 seconds East, a distance of 145.98 feet to the point and place of beginning.

Being Premises No. 313-315 Ellis Street.

NOTE FOR INFORMATION:

BEING known as 313-315 Ellis Street, Glassboro Borough, Gloucester County, State of New Jersey, Block 85, Lot 4.01 on the tax map of Glassboro Borough.

NOTE FOR INFORMATION: The mailing address of the premises is 313-315 Ellis Street, Glassboro, NJ 08028.

(2-21)
(Print or Type)**Seller's Residency Certification/Exemption****Seller's Information**

Name(s)

Peifer Properties, LLC by Amy Elizabeth Anzola, Sole Member

Current Street Address

5021 Route 42

City, Town, Post Office

Blackwood

State

NJ

ZIP Code

08012

Property Information

Block(s)

85

Lot(s)

4.01

Qualifier

Street Address

313-315 Ellis Street

City, Town, Post Office

Glassboro

State

NJ

ZIP Code

08028

Seller's Percentage of Ownership

100

Total Consideration

\$210,000.00

Owner's Share of Consideration

\$210,000.00

Closing Date

3/18/2021

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.

3/18/2021

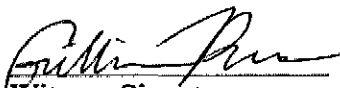
Date

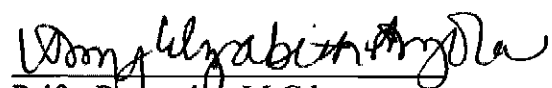
Amy Elizabeth Anzola

Signature (Seller)

Amy Elizabeth Anzola, Sole member

Indicate if Power of Attorney or Attorney in Fact


 Witness Signature
 Printed Name: Gillian Purvenas

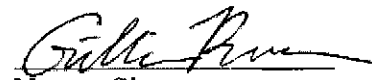

 Peifer Properties, LLC by
 Amy Elizabeth Anzola,
 Sole Member

State of NJ, County of Gloucester SS:

I Certify that on March 13th 2021, Peifer Properties, LLC by Amy Elizabeth Anzola, Sole Member, personally came before me and acknowledged under oath, to my satisfaction, that this person (a) is named in and personally signed this Deed; (b) signed, sealed and delivered this Deed as his or her act and deed; (c) made this Deed for \$210,000.00 as full and actual consideration paid or to be paid for the transfer of title; (d) was authorized to and did execute this instrument as members of Peifer Properties, LLC by Amy Elizabeth Anzola, Sole Member the entity named in this instrument; and (e) executed this instrument as the act of the entity named in this instrument. (Such consideration is defined in N.J.S.A. 46:15-5).



Notary Stamp/Seal


 Notary Signature

DEED	DATE:
Peifer Properties, LLC by Amy Elizabeth Anzola, Sole Member, Grantor to Brian E. Eachus, Jr., Grantee	Recorded and RETURN TO FOUNDATION TITLE, LLC 57 EUCLID STREET WOODBURY NJ 08096 213-167156