



E-recorded

DOCKET#:34498 Type:ERX-Deed
PAGES:6

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 974664 01:43:18 PM

06/22/2021
DB 6496 171

Fee:\$ 80.00

CONSIDERATION:\$ 260,000.00 Tax/Code:BLIND/DIS/LOW INC UNDER 350K

COUNTY:	260.00	STATE :	0.00
NJAHTF :	165.00	EAA :	0.00
PHPFA :	0.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 425.00

GRANTEE ADDRESS: 301 PITMAN ROAD

SEWELL
NJ -08080

DOCUMENT DATE: 06/15/2021

MUNICIPALITY: GLASSBORO BLOCK: 119 LOT: 11

MUNICIPALITY: GLASSBORO BLOCK: 119 LOT: 11

PARTIES:

FIRST PARTY-CHARLENE M WHITE
SECOND PARTY-NAFISA SOELTAN

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: June 15, 2021

BETWEEN Charlene M. White, whose address is 112 North Harvard Road, Glassboro, NJ 08028, GRANTOR

AND Nafisa Soeltan, whose address is 301 Pitman Road, Sewell, NJ 08080, 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 SIXTY THOUSAND DOLLARS (\$260,000.00). 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 119, Lot 11 and 12.

Property: 112 North Harvard Road, 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:

Charlene M. White by the following:

Charlene M. White by deed from Daniel White, dated January 11, 2001, recorded March 7, 2001 in the Gloucester Clerk's/Register's Office in Deed Book 3232, Page 104.

Daniel L. White and Charlene M. White, his wife, by deed from Norman L. White and Gladys C. White, his wife, dated August 31, 1989, recorded September 24, 1989 in the Gloucester Clerk's/Register's Office in Deed Book 1923, Page 176.

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

"Schedule A"

LEGAL DESCRIPTION

All that certain tract or parcel of lands and premises situate, lying and being in the Borough of Glassboro, County of Gloucester and State of New Jersey, bounded and described in accordance with a Survey by Engineering Surveys, Inc. dated December 7, 2000, as follows:

Beginning at a point in the Easterly line of Harvard Road (50 feet wide), said point being South 28 degrees 34 minutes West, a distance of 82.00 feet from the Southerly side of Villanova Road (50 feet wide), said point being also in the division line between Lots 12A and 12, Block 119, Tax Map; thence

(1) Along said division line, and continuing along the division line between Lots 11A and 11, Block 119, Tax Map, South 61 degrees 26 minutes East, a distance of 100.00 feet to an iron pipe set in the division line between Lots 11 and 10, Block 119, Tax Map; thence

(2) Along said division line, South 28 degrees 34 minutes West, a distance of 78.00 feet to an iron pipe found in the division line between Lots 11 and 14, Block 119, Tax Map; thence

(3) Along said division line, and continuing along the division line between Lots 12 and 13, Block 119, Tax Map, North 61 degrees 26 minutes West, a distance of 100.00 feet to a point in the aforementioned Easterly line of Harvard Road; thence

(4) Along said Easterly line, North -28 degrees 34 minutes East, a distance of 78.00 feet to the point and place of beginning.

NOTE FOR INFORMATION:

BEING known as 112 North Harvard Road, Glassboro Borough, Gloucester County, State of New Jersey, Block 119, Lot 11 and Lot 12 on the tax map of Glassboro Borough.

NOTE FOR INFORMATION: The mailing address of the premises is 112 North Harvard Road, Glassboro, NJ 08028.

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

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Charlene M. White

Current Street Address

112 North Harvard Road

City, Town, Post Office

Glassboro

State

NJ

ZIP Code

08028

Property Information

Block(s)

119

Lot(s)

11 and 12

Qualifier

Street Address

112 North Harvard Road

City, Town, Post Office

Glassboro

State

NJ

ZIP Code

08028

Seller's Percentage of Ownership

100

Total Consideration

\$260,000.00

Owner's Share of Consideration

\$260,000.00

Closing Date

6/15/2021

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.

6/15/2021

Date

Charlene M. White

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 4/17)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(P.L. 1968, c. 49, as amended through P.L. 2006, c. 33) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

Glorioso SS. County Municipal Code
08060

MUNICIPALITY OF PROPERTY LOCATION Glassboro

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date By _____

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Charlene M. White, being duly sworn according to law upon his/her oath,

(Name)

deposes and says that he/she is the Grantor in a deed dated 06/15/2021 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 119 Lot number 11 and 12 located at

112 N. Harvard Road, Glassboro and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$280000.00 (Instructions #1 and #5 on reverse side) ☒ No prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:

(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

\$ _____ ÷ _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by P.L. 1968, c. 49 as amended through P.L. 2004, c. 66 for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by P.L. 1975, c. 176, P.L. 2004, c. 113 and P.L. 2004, c. 66 for the following reason(s):

- ☒ SENIOR CITIZEN Grantor(s) ☒ 62 years of age or over. * (Instruction #9 on reverse side for A or B)
☐ BLIND PERSON Grantor(s) ☐ legally blind or;
☐ DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☒ Owned and occupied by grantor(s) at time of sale. ☒ Resident of State of New Jersey.
☒ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of P.L. 1968, c. 49 as amended through P.L. 2006, c. 33.

Subscribed and sworn to before me
this 15 day of June, 2021

Laura A. David

Charlene M. White
Signature of Deponent Grantor Name

112 N. Harvard Rd
Glassboro, NJ 08028

Deponent Address

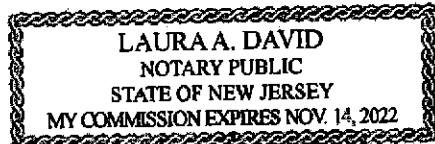
112 N. Harvard Rd
Glassboro NJ 08028

Grantor Address at Time of Sale

xx-xx-231

Last three digits in Grantor's Social Security Number

Foundation Title
Name/Company of Settlement Officer



FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:

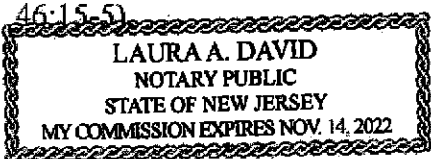
www.state.nj.us/treasury/taxation/lpt/localtax.htm

Laura A. David
 Witness Signature
 Printed Name: Laura David

Charlene M. White
 Charlene M. White

State of NJ, County of Gloucester SS:

I Certify that on June 15 2021, Charlene M. White, 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; and (c) made this Deed for \$260,000.00 as 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 Stamp/Seal

Laura A. David
 Notary Signature

DEED	DATE:
Charlene M. White, Grantor to Nafisa Soeltan, Grantee	Record and Return to:

RECORD AND RETURN TO
 FOUNDATION TITLE, LLC
 57 EUCLID STREET
 WOODBURY NJ 08096
 813-173925