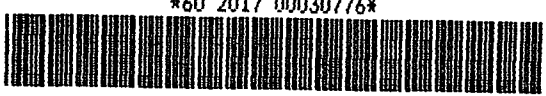


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213-34953

Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk		Official Use Only – Barcode *60 2017 00030776*  Docket: 00030776 Type: DEE Pages: 6 James N. Hogan, Gloucester County Clerk Receipt #: 672153 04:01:58P Aug 09, 2017 Recording Fee: 90.00 DB 5708 112	
Official Use Only – Record & Return		Official Use Only – Realty Transfer Fee Consideration: 170,000.00 Tax/Code: S County: 170.00 State: 425.00 NJAHTF: 30.00 PHPFA: 85.00 EAA: 24.00 GenPur: .00 C) \$1M: .00 REALTY TOTAL: 734.00	
Date of Document: July 31, 2017		Type of Document: DEED	
First Party Name: The Yvonne L. Martin Irrevocable Family Trust II		Second Party Name: Brian Eachus Jr.	
Additional Parties: James M. Terminiello, ^{Co-Trustee} Christopher Mecoli, ^{Co-Trustee}			

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 85	Lot: 5.02
Municipality: Glassboro	
Consideration: \$170,000.00	
Mailing Address of Grantee: 211 Laurel Ave, Glassboro, NJ 08028-2214	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

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

DEED

This Deed is made on July 31, 2017, between Delivered August 1, 2017

JAMES M. TERMINIELLO and CHRISTOPHER MECOLI, CO-TRUSTEES OF THE YVONNE L. MARTIN IRREVOCABLE FAMILY TRUST II, whose address is 211 Laurel Avenue, Glassboro, New Jersey 08028, referred to as the "Grantor",

and

BRIAN EACHUS, JR., whose address is about to be 211 Laurel Avenue, Glassboro, New Jersey 08028, referred to as "Grantee",

The Grantor grants and conveys ownership of the property described below to the Grantee for the sum of **One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00)**.

By signing this Deed, the Grantor acknowledges receipt of this money/consideration.

The property being transferred is known as **211 Laurel Avenue, Glassboro, New Jersey 08028**.

It is identified as **Block 85, Lot 5.02 on the Official Tax Map of the Borough of Glassboro, County of Gloucester and State of New Jersey**. The legal description is:

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

BEGINNING at a point, marked by an iron pin, in the Southwesterly line of Laurel Avenue (formerly Franklin Street) (50 feet wide), said point being the corner to Tax Lots 5 and 6 in Block 85; thence

(1) Along said Southwesterly line of Laurel Avenue, South 44 degrees 48 minutes 00 seconds East, 60.00 feet to a point; thence

(2) South 45 degrees 12 minutes 00 seconds West, a distance of 139.20 feet to a point; thence

(3) North 44 degrees 48 minutes 00 seconds West, a distance of 60.00 feet to an iron pin; thence

(4) North 45 degrees 12 minutes 00 seconds East a distance of 139.20 feet to the point and place of BEGINNING.

BEING the same land and premises which became vested in the Yvonne L. Martin Irrevocable Family Trust II, by Deed from Yvonne L. Martin, unmarried, dated September 14, 2012, recorded December 14, 2012 in the Gloucester County Clerk's Office in Deed Book 5027, Page 72.

AND THE SAID Yvonne L. Martin died on April 22, 2016.

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" as defined in 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 entered against the Grantor.

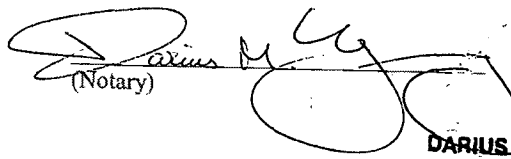
RECORDED & RETURN TO:
FOUNDATION TITLE, LLC
37 FINELO STREET
WILCOX, NJ 08096
(609) 855-0080


CHRISTOPHER MECOLI,
CO-TRUSTEE OF THE YVONNE L.
MARTIN IRREVOCABLE FAMILY
TRUST II

STATE OF Maryland SS:
COUNTY OF Anne Arundel

I certify that on July 31, 2017, CHRISTOPHER MECOLI, CO-TRUSTEE OF
THE YVONNE L. MARTIN IRREVOCABLE FAMILY TRUST II, personally came
before me and stated that he:

- a) Was a maker of this deed; and
- b) executed this deed as the authorized act of the said Trust; and
- c) made this deed for \$170,000.00 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).


(Notary)

DARIUS MCKENZIE YOUNG
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
MY COMMISSION EXPIRES
JULY 15, 2019



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

JAMES M. TERMINIELLO and CHRISTOPHER MECOLI, Co-Trustees of the YVONNE L. MARTIN Irrevocable Family Trust II

Current Street Address

107 S. Collington Ave Baltimore

MD
State

21231
Zip Code

PROPERTY INFORMATION

Block(s)

85

Lot(s)

5.02

Qualifier

Street Address

211 LAUREL AVENUE

City, Town, Post Office Box

GLASSBORO

NJ
State

08028
Zip Code

Seller's Percentage of Ownership

100%

Total Consideration

\$170,000.00

Owner's Share of Consideration

\$170,000.00

Closing Date

8-1-12

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 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.
8. ☐ Seller did not receive non-like kind property.
9. ☐ 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.
10. ☐ 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.
11. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
12. ☐ 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.
13. ☐ 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.
14. ☐ The property transferred is a cemetery plot.
15. ☐ 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.

Date

Signature

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

Christopher Mecoli

Date

Signature

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

DB 5708 116
DOCKET# 00030776



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

JAMES M. TERMINIELLO and CHRISTOPHER MECOLI, Co-Trustees of the YVONNE L. MARTIN Irrevocable Family Trust II

Current Street Address

101 Westminister Drive

City, Town, Post Office Box

Mount Laurel,

NJ

State

08054

Zip Code

PROPERTY INFORMATION

Block(s)

85

Lot(s)

5.02

Qualifier

Street Address

211 LAUREL AVENUE

City, Town, Post Office Box

GLASSBORO

State

NJ

Zip Code

08028

Seller's Percentage of Ownership

100%

Total Consideration

\$170,000.00

Owner's Share of Consideration

\$170,000.00

Closing Date

8-1-12

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

7. ☒ 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.
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13. ☐ The property transferred is a cemetery plot.
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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.

7-28-2017

Date

James M. Terminiello

Signature

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

Co-trustee of the
Yvonne L. Martin Irrevocable
Family Trust II
James M. Terminiello

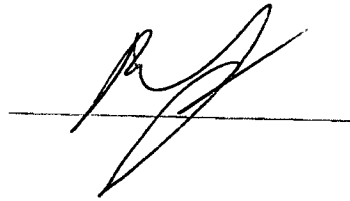
Date

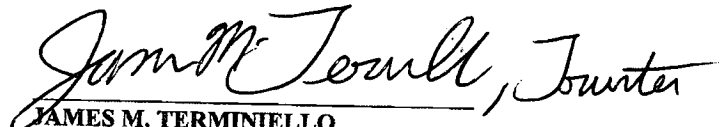
Signature

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

The Deed is signed by the Grantor as of the date at the top of the first page.

Witnessed:




JAMES M. TERMINIELLO,
CO-TRUSTEE OF THE YVONNE L.
MARTIN IRREVOCABLE FAMILY
TRUST II

STATE OF New Jersey SS:
COUNTY OF Burlington

I certify that on July 28, 2017, JAMES M. TERMINIELLO, CO-TRUSTEE
OF THE YVONNE L. MARTIN IRREVOCABLE FAMILY TRUST II, personally
came before me and stated that he:

- a) Was a maker of this deed; and
- b) executed this deed as the authorized act of the said Trust; and
- c) made this deed for \$170,000.00 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).

(Notary)

