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DOCKET#:30450 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1057015 02:32:38 PM

07/18/2022
DB 6715 138

Fee:\$ 70.00

CONSIDERATION:\$ 645,000.00 Tax/Code:STANDARD OVER 350K

COUNTY:	645.00	STATE :	1,612.50
NJAHTF :	742.50	EAA :	1,083.50
PHPFA :	322.50	GEN PURP	1,256.00
1% OVER:	0.00		

REALTY TOTAL: \$ 5,662.00

GRANTEE ADDRESS: 3 SAINT ANDREWS DRIVE

CLEMENTON
NJ -08021

DOCUMENT DATE: 07/13/2022

MUNICIPALITY: HARRISON BLOCK: 45.07 LOT: 15

PARTIES:

FIRST PARTY-ROBERT W ZALESKI
ADDITIONAL PARTY-RACHAEL C ZALESKI
SECOND PARTY-BRIAN S WAGNER
ADDITIONAL PARTY-CHRISTINA WAGNER

RECORD & RETURN TO:
CORPORATION SERVICE COMPANY

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

THE TITLE CO OF
JERSEY #809586-GC

Deed

This Deed is made on July 13, 2022

Between

Robert W. Zaleski and Rachael C. Zaleski

whose post office address is 111 Cromwell Drive, Mullica Hill, NJ 08062

referred to as the Grantor,

and

Brian S. Wagner and Christina Wagner

whose post office address is 3 Saint Andrews Drive, Clementon, NJ 08021.

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 **Six Hundred and Forty-Five Thousand Dollars**. (\$645,000.00). The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15:1.1) Municipality of Township of Harrison
Block No. 45.07 Lot No. 15

☐ 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 Property identified on Exhibit A, Legal Description, Township of Harrison, Gloucester County of the State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof.
(check box if applicable)

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. (Print name below each signature).

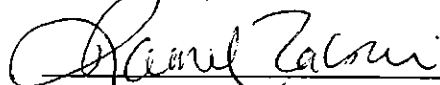
Witnessed by:

Nicholas Meyer



Robert Zaleski

Nicholas Meyer



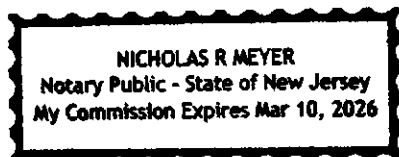
Rachael Zaleski

State of New Jersey, Country of Gloucester

SS:

I CERTIFY that on July 13, 2022 Robert & Rachael Zaleski 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 instrument, the entitiy named in this insturment; and
- (c) made this Deed for \$645,000.00 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.)



Nicholas Meyer

Nicholas Meyer Notary Public
(Print name and title below signature)

RECORD AND RETURN TO:
The Title Company of Jersey
1501 Tilton Road, 2nd Floor
Northfield, New Jersey 08225

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

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Robert W. Zaleski & Rachael C. Zaleski, his wife

Current Street Address
111 Cromwell Drive

City, Town, Post Office
Mullica Hill

State
NJ

ZIP Code
08062

Property Information

Block(s)
45.07

Lot(s)
15

Qualifier

Street Address
111 Cromwell Drive

City, Town, Post Office
HARRISON TWP

State
NJ

ZIP Code
08062

Seller's Percentage of Ownership 100	Total Consideration \$645,000.00	Owner's Share of Consideration 100	Closing Date 7-15-22
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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.

7/13/2022

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

7/13/2022

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Exhibit A- Legal Description

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Harrison Township, County of Gloucester, State of NJ :

BEGINNING at a point in the Northeasterly line of Cromwell Drive (60 feet wide). Said point being in the division line between Lots 15 and 16, Block 45.07 on plan hereinafter mentioned; thence

(1) North 72 degrees 05 minutes 00 seconds West along the Northeasterly line of Cromwell Drive, a distance of 168.65 feet to a point of curve in same; thence

(2) Northwestwardly on the arc of a circle curving to the right having a radius of 770.00 feet, an arc distance of 26.13 feet to a point in the division line between Lots 14 and 15, Block 45.07, said plan; thence

(3) North 19 degrees 51 minutes 40 seconds East along said division line, a distance of 247.59 feet to a point in line of lands now or formerly of Edward and Anja-Lisa Apetz; thence

(4) South 60 degrees 28 minutes 34 seconds East along said lands, a distance of 190.27 feet to a point in the division line between Lots 15 and 16, Block 45.07, said plan; thence

(5) South 17 degrees 55 minutes 00 seconds West along said division line, a distance of 209.61 feet to the point and place of BEGINNING.

BEING Lot 15, Block 45.07, as set forth on Final Plan of Lots of Cherry Lawn, Phase 2, filed in the Gloucester County Clerk's Office on 8/29/01 as Map No. 3407 (1 of 2).

FOR INFORMATION ONLY

Commonly known as:
111 Cromwell Drive
Mullica Hill, NJ 08062

Township of Harrison
Block 45.07, Lot 15