

JAMES N. HOGAN

GLOUCESTER COUNTY CLERK

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07/05/2005

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GLOUCESTER COUNTY RECORDING DATA PAGE

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DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

RECORD & RETURN TO:

HOMESTEAD TITLE AGENCY VIA ERX

**GLOUCESTER COUNTY RECORDING DATA PAGE
JAMES N. HOGAN, COUNTY CLERK**

CONSIDERATION: \$170000.00

EXEMPT CODE: S

County	State	N.P.N.R.F.	
\$170.17	\$424.83	\$30.00	
P.H.P.F.A	E.A.A		Total
\$85.00	\$24.00		\$734.00
GEN PURP	C>\$1M		
\$0.00	\$0.00		
NJGLERX	Date: 07/05/2005		



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
 (C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

Thomas J. & Mary Lou Stalba

Current Resident Address:

Street

1303 Tuckahoe Rd.

City, Town, Post Office

Williamstown

State

NJ

Zip Code

08094

PROPERTY INFORMATION (Brief Property Description)

Block(s)

13801

Lot(s)

3.03

Qualifier

Street Address:

1303 Tuckahoe Rd.

City, Town, Post Office

Monroe Twp (Williamstown) NJ

State

Zip Code

08094

Seller's Percentage of Ownership

100%

Consideration

\$170,000⁰⁰

Closing Date

6/29/05

SELLER ASSURANCES (Check the Appropriate Box)

1. ☒ I am a resident taxpayer of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am 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 individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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.

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 could 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.

6-29-05

Date

6-29-05

Date

Thomas J. Stalba

Signature

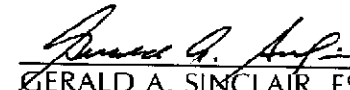
(Seller: Please Indicate if Power of Attorney or Attorney in Fact)

Mary Lou Stalba

Signature

(Seller: Please Indicate if Doctor or Attorney in Fact)

PREPARED BY:


 GERALD A. SINCLAIR, ESQ.

DEED

This Deed is made on ~~May~~ ^{June 29}, 2005

BETWEEN THOMAS J. STALBA and MARY LOU STALBA, husband and wife, whose address is 1303 Tuckahoe Road, Williamstown, New Jersey 08094, referred to as the Grantor,

AND JOHN S. ROBINSON, JR., whose address is soon to be 1303 Tuckahoe Road, Williamstown, New Jersey 08094, as the Grantee.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE HUNDRED SEVENTY THOUSAND (\$170,000.00) DOLLARS. Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Monroe Township
Block No. 13801, Lot No. 3.03

Property. The property consists of the land and all the buildings and structures on the land in the Township of Monroe, County of Gloucester and State of New Jersey. The legal description is:

Beginning at a point in the Southwesterly line of Tuckahoe Road (66 feet wide), said point being corner to Lot 4 on Plan hereinafter mentioned, and running; thence

1. Thereby, in part, and in part by Lot 4.01, South 76 degrees 30 minutes 16 seconds West, 351.33 feet to a corner; thence
2. North 13 degrees 27 minutes 50 seconds West, 92.99 feet to a corner; thence
3. North 76 degrees 30 minutes 16 seconds East, 351.33 feet to a corner in the Southwesterly line of Tuckahoe Road, aforementioned; thence
4. Along same, South 13 degrees 27 minutes 50 seconds East, 92.22 feet to the point and place of beginning.

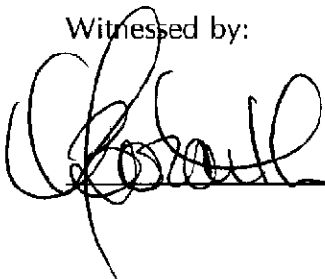
Also known as Lot 3.03 in Block 13801 on the Township of Monroe Tax Map.

Also being the same premises which became vested in Thomas J. Stalba and Mary Lou Stalba, his wife, by Deed from The Estate of Irene Higson, by Daniel Parker, Executor, dated December 11, 1989 and recorded December 14, 1989 in Deed Book 1950, Page 122 in the Gloucester County Clerk's Office.

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).

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

Witnessed by:



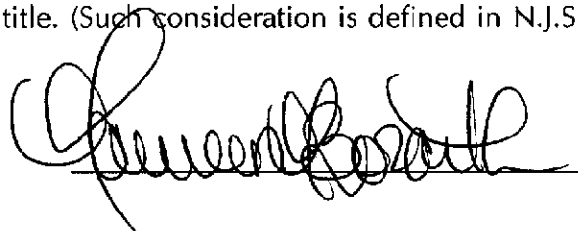

THOMAS J. STALBA


MARY LOU STALBA

STATE OF NEW JERSEY)
COUNTY OF Gloucester) SS.:

I CERTIFY that on July 29, 2005, Thomas J. Stalba and Mary Lou Stalba, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as their act and deed; 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.)



MAUREEN M. BOZARTH
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 11/25/2008

DEED	June 29 Dated: ~~May~~ , 2005
THOMAS J. STALBA and MARY LOU STALBA, Grantor, TO JOHN S. ROBINSON, SR., Grantee.	Record and Return to: HOMESTEAD TITLE AGENCY 108 Euclid Street Woodbury, NJ 08096 Our File #HTA11478