

DOCKET# 68178

Type: DEE
PAGES: 5

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT# 50797

09:14:33 A.M.

09/23/2005
DB 4068 251

GLOUCESTER COUNTY RECORDING DATA PAGE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

CONSIDERATION: \$150,000.00 EXEMPT CODE: S

County	State	N.P.N.R.F.	
\$150.15	\$374.85	\$.00	
P.H.P.F.A.	E.A.A.		Total
\$75.00	\$.00		\$600.00
GEN PURP	C)\$1M		
\$.00	\$.00		
NJGLANDE	Date: 9/23/2005		

RECORD & RETURN TO:

Congressville

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



DOCKET# 68178, DB 4068 P 252

GIT/REP-3
(9-04)State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)

Nancy Broglin

Current Resident Address:

Street:

401 North Stockton Avenue,

City, Town, Post Office

Wenonah

State

NJ

Zip Code

08090

PROPERTY INFORMATION (Brief Property Description)

Block(s)

51

Lot(s)

11, 12, 13, 14

Qualifier

Street Address:

28 and 29

City, Town, Post Office

623 Pitman Avenue

National Park

State

NJ

Zip Code

08063

Seller's Percentage of Ownership

100%

Consideration

\$150,000.00

Closing Date

8/16, 2005

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.

Aug 16, 2005
DateNancy Broglin
Signature

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

Date

Signature

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

Prepared by:

Wayne C. Streitz

An Attorney at Law of New Jersey

RETURN TO:

PROCESS TITLE

P.O. Box 5479

Morris Pavilion East

Cherry Hill, NJ 08034

DEEDThis Deed is made on August 16, 2005.

BETWEEN Nancy Broglin, whose address is 623 Pitman Avenue, National Park, New Jersey 08063, referred to as Grantor,

AND Alcyon J. Barney, whose address is 623 Pitman Avenue, National Park, New Jersey 08063, referred to as Grantee.

TRANSFER OF OWNERSHIP. Grantor grants and conveys (transfers ownership of) the property described below to Grantee. This transfer is made for the sum of ONE HUNDRED FIFTY THOUSAND DOLLARS (\$ 150,000.00). Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Borough of National Park, Block 51, Lots 11, 12, 13, 14, 28 and 29.

PROPERTY. The property consists of the land and all the buildings and improvements thereon erected, situate in the Borough of National Park, County of Gloucester and State of New Jersey more particularly described in Schedule "A" attached hereto and made a part hereof.

BEING the same lands and premises conveyed to Nancy Broglin by Deed from Thomas Hill and Laura Hill, husband and wife, dated April 25, 2003, and recorded April 28, 2003 in Deed Book 3582 at page 198 &c in the Gloucester County Clerk's Office.

SUBJECT TO easements and restrictions of record.

PROMISES BY GRANTOR. Grantor promises that 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 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 Grantor).

SIGNATURES. Grantor signs this Deed as of the date at the top of this page.

WITNESSED BY:

Nancy Broglin (SEAL)
Nancy Broglin

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER:

I CERTIFY that on August 16, 2005, Nancy Broglin personally came before me and acknowledged under oath, to my satisfaction, that she is the person named in and personally signed this Deed; she signed, sealed and delivered this Deed as her act and deed; and she made this Deed for \$150,000.00 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.)

Patrice L. Wessol

Patrice L. Wessol
Notary Public of New Jersey
My Commission expires:
August 10, 2008

CONSIDERATION: \$150,000.00 EXEMPT CODE: S

County	State	N.P.H.R.F.	Total
\$150.15	\$374.85	\$.00	\$600.00
P.H.P.F.A.	E.A.A.		
\$75.00	\$.00		
GEN PURP	C)\$1M		
\$.00	\$.00		
HJGLANDE	Date: 9/23/2005		

DEED

Dated: , 2005

Nancy Broglin

Grantors

TO

Alcyon J. Barney

Grantees



Fidelity National Title
INSURANCE COMPANY

SCHEDULE C
(Legal Description)

Commitment No.: 05-75055120

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of National Park, County of Gloucester, State of New Jersey:

BEGINNING at a point in the Northeasterly line of Pitman Avenue (40 feet wide) at its intersection with the Northwestern line of St. John's Walk (40 feet wide), and continues; thence

1. Along the said Northeasterly line of Pitman Avenue, North 60 degrees 55 minutes 00 seconds West, 100.00 feet to a point corner to Lot 10 Block 51, as shown on the Official Tax Map of the Borough of National Park, and continues; thence

2. Along same, North 29 degrees 05 minutes 00 seconds East, 65.00 feet to a point, corner common to Lots 10, 11, 25 and 26, said Block and Map; thence

3. Along line of Lot 26 and adjoining Lot 27, South 60 degrees 55 minutes 00 seconds East 50.00 feet to a point corner common to Lots 12, 13, 27 and 28, said Block and Map; thence

4. Along the line of said Lot 27, North 29 degrees 05 minutes East 65.00 feet to a point in the Southwesterly line of Cookman Avenue (40 feet wide); thence

5. Along said Southwesterly line South 60 degrees 55 minutes East 50.00 feet to a concrete monument at a point of intersection in the aforesaid Northwestern line of St. John's Walk; thence

6. Along aforesaid Northwestern side line, South 29 degrees 05 minutes West 130 feet to the point and place of BEGINNING.

BEING known as Lots 11, 12, 13, 14, 28 and 29 Block 51 on Plate 3 of the Borough of National Park Tax Maps.