

Record & Return To:
FOUNDATION TITLE, LLC
601 Route 73 North
Suite 201
Marlton, NJ 08053
(856) 834-2600

This Deed is made on June 29, 2016

BETWEEN

Michael Skowronski and Jennifer M. Skowronski

whose address is

844 Derius Dr

Mickleton, NJ 08056

Consideration: 508,000.00 Tax/Code: S
County: 508.00 State: 1,270.00
NJAHF: 537.00 PHPFA: 254.00
EAA: 768.40
GenFur: 914.40
C) \$1M: .00 REALTY TOTAL: 4,251.80

referred to as the **Grantor**.

AND

Charles B. Wasserman and Robin T. Kehoe

whose post office address is going to be

844 Derius Dr

Mickleton, NJ 08056

referred to as the **Grantee**.

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

TRANSFER OF TITLE. The grantor does hereby grant and convey the property described below to the Grantee.

CONSIDERATION This transfer of ownership is made for the sum and consideration of \$508,000.00. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Municipality of Township of East Greenwich
Block No. 1103.05 Lot No. 23,
Account No. _____

☐ No property tax identification number is available on the date of this deed. (Check box if applicable).

PROPERTY. The property consists of the land and all the buildings and structures on the land in **Township of East Greenwich**, County of **Gloucester**, and State of New Jersey.

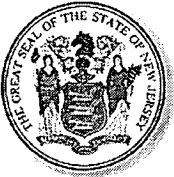
Please see attached Legal Description annexed hereto and made a part hereof.

Prepared By:
William A. Rodio, Esquire

60 2016 00026087



Docket: 00026087
Type: DEE Pages: 4
James N. Hagan, Gloucester County Clerk
Receipt #: 551673 11:03:10A Jul 12, 2016
Recording Fee: 70.00 DB 5496 203



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

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

Name(s)

Michael Skowronski Jennifer M. Skowronski

Current Residence Address:

Street:

10 Bodo Otto Drive

City, Town Post Office

Mickelton

State
NJ

Zip Code

08056

PROPERTY INFORMATION (Brief Property Description)

Block(s)

1103.05

Lot(s)

23

Qualifier

Street Address:

844 Derius Dr

City, Town Post Office

Township of East Greenwich

State

NJ

Zip Code

08056

Seller's Percentage of Ownership

100%

Total Consideration

\$508,000.00

Owner's Share of Consideration

\$508,000.00

Closing Date

June 29, 2016

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to NON-residents)

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.

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

6/29/16

Date

6/29/16

Signature

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

Signature

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

WFG National Title Insurance Company

File Number: 989-44140

SCHEDULE C ALTA COMMITMENT

LEGAL DESCRIPTION

ALL that certain tract or parcel of land, situated, lying and being in the Township of East Greenwich, County of Gloucester, State of New Jersey, more particularly described as follows:

AMENDED

BEGINNING AT A POINT marked by an iron pin found in the Northwestern line of Derius Drive (50 feet wide) a distance of 155 feet from the end of a curve having a radius of 25 feet connecting same with the Southwesterly line of Curtmantle Road (50 feet wide), said point being in the division line of Lot 23 and 24, Block 1103.05 and extending; thence

- 1) Along said Northwestern line of Derius Drive South 66 degrees 18 minutes 36 seconds West a distance of 125.00 feet to a point marked by an iron pin found in the division line of Lots 23 and 22; thence
- 2) Along said division line North 23 degrees 41 minutes 24 seconds West a distance of 195.54 feet to a point in the division line of Lots 23 and 20; thence
- 3) Along said division line North 65 degrees 01 minute 31 seconds East a distance of 125.03 feet to a point in the division line of Lots 23 and 25; thence
- 4) Along the division line of Lots 23 and 25 with Lot 24 South 23 degrees 41 minutes 24 seconds East a distance of 198.34 feet (calculated) (197.78 feet per filed map) to the point and place of beginning.

BEING KNOWN AS LOT 23, BLOCK 1103.05 "FINAL PLAN OF LOTS, KINGS GATE-EAST, SECTION 2, FILED MARCH 15, 2005 IN THE GLOUCESTER COUNTY CLERK'S OFFICE AS MAP NO. 4024.

This Property Description was prepared in accordance with a Survey performed on 5/27/16 and prepared by Avi Luzon, Professional Land Surveyor, NJ License No. 36745.

NOTE: Being Lot: 23, Block: 1103.05; Tax Map of the Township of East Greenwich, County of Gloucester, State of New Jersey.

NOTE FOR INFORMATION ONLY: Mailing Address is 844 Derius Dr, Mickleton, NJ 08056-1262

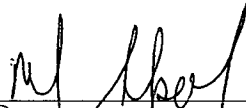
NOTE: Lot and Block shown for informational purposes only.

BEING THE SAME LAND AND PREMISES which became vested in Michael Skowronski and Jennifer M. Skowronski, by deed from Beazer Homes Corp., dated July 25, 2008, recorded August 11, 2008 in the Gloucester County Clerk's/Register's Office in Deed Book 4569, Page 237.

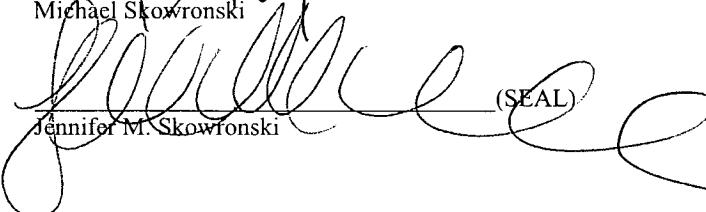
PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

SIGNATURES. The Grantor signs this Deed as of date first above written.

Witnessed or Attested by:


Michael Skowronski

(SEAL)


Jennifer M. Skowronski

(SEAL)

STATE OF NEW JERSEY:

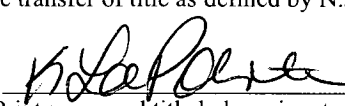
COUNTY OF Burlington

ss:

I CERTIFY that on 6/29/14

Michael Skowronski and Jennifer M. Skowronski 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 his/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A.46:15-5, is \$508,000.00.


(Print name and title below signature)

KRISTINE LAPOINTE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES FEB. 24, 2018

Record & Return To:
FOUNDATION TITLE, LLC
601 Route 73 North
Suite 201
Marlton, NJ 08053
(856) 834-2600