



E-recorded

DOCKET#:38674 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 914132 09:09:47 AM

09/22/2020
DB 6341 337

Fee:\$ 70.00

CONSIDERATION:\$ 230,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	230.00	STATE :	575.00
NJAHTF :	120.00	EAA :	129.00
PHPFA :	115.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 1,169.00

GRANTEE ADDRESS: 35 FORREST DRIVE

BLACKWOOD
NJ -08012

DOCUMENT DATE: 07/21/2020

MUNICIPALITY: WASHINGTON BLOCK: 195.08 LOT: 1

MUNICIPALITY: WASHINGTON BLOCK: 195.08 LOT: 1

PARTIES:

FIRST PARTY-JILLIAN F SMALL
SECOND PARTY-LAUREN SIANO

RECORD & RETURN TO:
SIMPLIFILE

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

Prepared by William G. Sokol, Esq.

DEED

This Deed is made:

7/21/20, delivered on 7/22/2020

a single woman
BETWEEN Jillian F. Small, whose address is 35 Forrest Drive, Blackwood, NJ 08012,
 GRANTOR

a single woman
AND Lauren Siano, whose address is
 GRANTEE

35 FORREST DRIVE
 BLACKWOOD NJ 08012

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

Transfer and Ownership: The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of TWO HUNDRED THIRTY THOUSAND DOLLARS (\$230,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference: (N.J.S.A. 46:15-2.1) Washington Township, County of Gloucester, Block 195.08, Lot 1.

Property: 35 Forrest Drive, Blackwood, NJ 08012. The property consists of the land and all the buildings and structures on the land in Washington Township, County of Gloucester and State of New Jersey. The legal description is attached hereto as Schedule A.

Being: The same land and premises vested in Jillian F. Small by deed from William Gavin, Executor of the Estate of Thomas P. Gavin, Sr., deceased, dated February 28, 2018, recorded March 29, 2018 in the Gloucester Clerk's/Register's Office in Deed Book 5841, Page 265.

Promises: 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 legal rights which effect 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.

013-147648

LEGAL DESCRIPTION

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

BEGINNING AT A POINT IN THE SOUTHERLY END OF THE CURVE, RADIUS=20', CONNECTING THE NORTHEASTERLY LINE OF FORREST DRIVE, 55' WIDE, WITH THE SOUTHEASTERLY LINE OF RAQUEL COURT (TAX MAP) A/K/A JOHN'S ROAD, (DEED), 50' WIDE, BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE (1) SOUTH 04 DEGREES 20 MINUTES 25 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF FORREST DRIVE, A DISTANCE OF 67.50 FEET TO A POINT AND CORNER/REBAR;

THENCE (2) NORTH 85 DEGREES 39 MINUTES 35 SECONDS EAST ALONG THE DIVISION LINE BETWEEN LOT 1 AND LOT 2, BLOCK 195.08 ON THE OFFICIAL TAX MAP, A DISTANCE OF 127.00 FEET TO A POINT AND CORNER/REBAR;

THENCE (3) NORTH 04 DEGREES 20 MINUTES 25 SECONDS WEST ALONG THE REAR LINE OF LOT 1, SAID BLOCK, A DISTANCE OF 87.50 FEET TO A POINT AND CORNER/CONCRETE MARKER;

THENCE (4) SOUTH 85 DEGREES 39 MINUTES 35 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF RAQUEL COURT/JOHN'S ROAD, A DISTANCE OF 107.00 FEET TO A POINT IN THE EASTERLY END OF THE AFOREMENTHONED CONNECTNG CURVE;

THENCE (5) SOUTHWESTWARDLY AND SOUTHEASTWARDLY ALONG THE AFOREMENTHONED CONNECTING CURVE, CURVING TO THE LEFT ON A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 31.42 FEET TO THE POINT AND PLACE OF BEGINNING;

The above description is in accordance with a survey prepared by Al Floyd & Son Land Surveying, dated July 16, 2020.

NOTE FOR INFORMATION:

BEING known as 35 Forrest Drive, Washington Township, Gloucester County, State of New Jersey, Block 195.08, Lot 1 on the tax map of Washington Township.

NOTE FOR INFORMATION: The mailing address of the premises is 35 Forrest Drive, Blackwood, NJ 08012.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance Fidelity National Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I—Requirements, Schedule B, Part II—Exceptions, and a counter-signature by the Company or its issuing agent that may be in electronic form.

GIT/REP-3
(8-19)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Jillian F. Small

Current Street Address

3216 Stanwood St Phila PA 19136

City, Town, Post Office

State

ZIP Code

Property Information

Block(s)

195.08

Lot(s)

1

Qualifier

Street Address

35 Forrest Drive

City, Town, Post Office

Blackwood

State

NJ

ZIP Code

08012

Seller's Percentage of Ownership

100%

Total Consideration

\$ 230,000.00

Owner's Share of Consideration

\$230,000.00

Closing Date

7/22/00

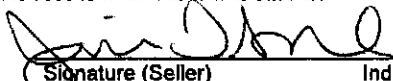
Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

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 Declarations

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.

7/21/00
Date


Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Witness Signature
Printed Name:


Jillian F. Small

State of New Jersey, County of Gloucester SS:

I Certify that on July 21 2020, Jillian F. Small, personally came before me and acknowledged under oath, to my satisfaction, that this person (a) is named in and personally signed this Deed; (b) signed, sealed and delivered this Deed as his or her act and deed; and (c) made this Deed for \$230,000.00 as 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 Stamp/Seal

Patricia J Weis Notary Public New Jersey My Commission Expires 05-09-24 No. 2314392


Notary Signature

DEED	DATE:
Jillian F. Small, Grantor to Lauren Siano, Grantee	Record and Return to: