



E-recorded

DOCKET#:37382 Type:ERX-Deed
PAGES:7

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1203765 08:59:10 AM

12/12/2024
DB 7105 185

Fee:\$ 90.00

CONSIDERATION:\$ 200,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	200.00	STATE :	500.00
NJAHTF :	75.00	EAA :	60.00
PHPFA :	100.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 935.00

GRANTEE ADDRESS: 256 HOLLY AVENUE

WOODBURY HEIGHTS
NJ -08097

DOCUMENT DATE: 12/06/2024

MUNICIPALITY: WOODBURY HEIGHTS BLOCK: 11 LOT: 8

PARTIES:

FIRST PARTY-JOYCE M BURNS
ADDITIONAL PARTY-ANNE UMSTETTER
ADDITIONAL PARTY-JASON BURNS
SECOND PARTY-HK INVESTMENT GROUP LLC

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:

Ryan S. Hoffman, Esquire

DEED

This Deed is made on 12/16, 2024

**BETWEEN THE ESTATE OF JOYCE M. BURNS, by Jason Burns, Executor;
JASON BURNS, individually, as to a beneficiary interest; and ANNE
UMSTETTER, individually, as to a beneficiary interest**

whose addresses are 104 Wilson Avenue, Woodbury Heights, New Jersey 08097; 104 Wilson Avenue, Woodbury Heights, New Jersey 08097; and 949 Main Street, Sewell, New Jersey 08080

AND HK INVESTMENT GROUP LLC

whose post office address is ~~256 Holly~~ Avenue, Woodbury Heights, New Jersey 08097

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

The Grantor makes this Deed as the Personal Representative of the Estate of Joyce M. Burns a/k/a Joyce Burns, late of the Borough of Woodbury Heights, County of Gloucester, and State of New Jersey.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to Grantee. This transfer is made for the sum of **TWO HUNDRED THOUSAND DOLLARS (\$200,000.00)**.

Tax Map Reference. (N.J.S.A. 46:26A-3) Municipality of the Borough of Woodbury Heights

Block No. 11

Lot No. 8

☐ 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 the Borough of Woodbury Heights, County of Gloucester, and State of New Jersey. The legal description is:

BEING Block 11, Lot 8 on the Borough of Woodbury Heights Tax Map.

BEING the same land and premises which became vested in Coleman L. Burns and Joyce M. Burns, his wife, by Deed from Glassmont Builders, Inc. dated March 11, 1963 and recorded March 13, 1963 in the Gloucester County Clerk's Office in Deed Book 1063, Page 161.

AND the said Coleman L. Burns departed this life on December 13, 2010, whereby all right, title and interest in said land and premises became vested in Joyce M. Burns a/k/a Joyce Burns, his surviving spouse, absolutely.

AND the said Joyce M. Burns a/k/a Joyce Burns departed this life on January 31, 2024, a resident of the County of Gloucester and State of New Jersey, leaving a Last Will and Testament dated July 29, 2022, which was duly filed and probated in the Gloucester County Surrogate's Court on July 24, 2024 under Docket Number 24-00873, wherein and whereby among other things, said Testatrix did nominate, constitute and appoint Jason Burns as Executor of her Estate, and Letters Testamentary were duly granted to Jason Burns on July 24, 2024 with full power of sale. Article Third of said Last Will and Testament specifically devised the real property subject in this Deed to Jason Burns and Anne Umstetter, in equal shares, share and share alike.

SUBJECT to all easements, ordinances and restrictions of record.

GIT/REP-3
(11-23)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
ANNE UMSTETTER, individually, as to a beneficiary interest

Current Street Address
949 Main Street

City, Town, Post Office
Sewell

State

NJ

ZIP Code

08080

Property Information

Block(s)
11

Lot(s)
8

Qualifier

Street Address
261 Lincoln Avenue

City, Town, Post Office
Borough of Woodbury Heights

State

NJ

ZIP Code

08097

Seller's Percentage of Ownership
0%

Total Consideration
\$200,000.00

Owner's Share of Consideration
\$0.00

Closing Date

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.

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

LEGAL DESCRIPTION

Foundation Title, LLC - Woodburya Policy Issuing Agent for **CATIC Title Insurance Company**

File No. 213-240534

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

BEGINNING at a point in the Northerly line of Lincoln Avenue, said beginning point being distant 482.00 feet Eastwardly from the intersection of the Northerly line of Lincoln Avenue with the Easterly line of Second Street, said beginning point being in the division line between Lots 2 and 3, Plan hereinafter mentioned; thence

(1) North 03 degrees 01 minutes 10 seconds West along the division line aforesaid, a distance of 110.00 feet to a point; thence

(2) North 86 degrees 58 minutes 50 seconds East, a distance of 82.00 feet to a point, said point being in the division line between Lots 3 and 4, said Plan; thence

(3) South 03 degrees 01 minutes 10 seconds East along the last mentioned division line, a distance of 110.00 feet to a point in the Northerly line of Lincoln Avenue; thence

(4) South 86 degrees 58 minutes 50 seconds West along the said Northerly line of Lincoln Avenue, a distance of 82.00 feet to the point and place of beginning.

BEING Lot 3, Block 14-A, Plan of South Woods, Section #2, made by Engineering Surveys, Inc., and dated September 12, 1962.

NOTE FOR INFORMATION:

BEING known as 261 Lincoln Avenue, Woodbury Heights Borough, Gloucester County, State of New Jersey, Block 11, Lot 8 on the tax map of Woodbury Heights Borough.

NOTE FOR INFORMATION: The mailing address of the premises is 261 Lincoln Avenue, Woodbury Heights, NJ 08097.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by CATIC 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; and 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
(11-23)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

THE ESTATE OF JOYCE M. BURNS, by Jason Burns, Executor

Current Street Address

261 Lincoln Avenue

City, Town, Post Office

Woodbury Heights

State

NJ

ZIP Code

08097

Property Information

Block(s)

11

Lot(s)

8

Qualifier

Street Address

261 Lincoln Avenue

City, Town, Post Office

Borough of Woodbury Heights

State

NJ

ZIP Code

08097

Seller's Percentage of Ownership

100

Total Consideration

\$200,000.00

Owner's Share of Consideration

\$200,000.00

Closing Date

12/6/2024

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.
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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.

Date

12-6-2024

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

JASON BURNS, Executor

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

GIT/REP-3
(11-23)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
JASON BURNS, Individually, as to a beneficiary interest

Current Street Address
104 Wilson Avenue

City, Town, Post Office
Woodbury Heights

State

NJ

ZIP Code

08097

Property Information

Block(s)
11

Lot(s)
8

Qualifier

Street Address

261 Lincoln Avenue

City, Town, Post Office

Borough of Woodbury Heights

State

NJ

ZIP Code

08097

Seller's Percentage of Ownership
0%

Total Consideration
\$200,000.00

Owner's Share of Consideration
\$0.00

Closing Date

12/6/24

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.
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Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

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.

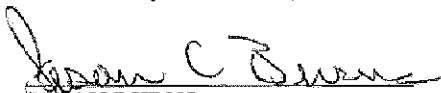
Witnessed by:

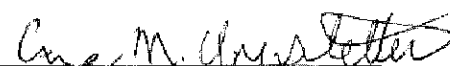







JASON BURNS, Executor of the
Estate of Joyce M. Burns, deceased

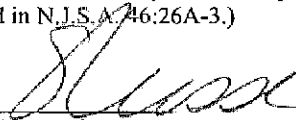

JASON BURNS


ANNE UMSTETTER

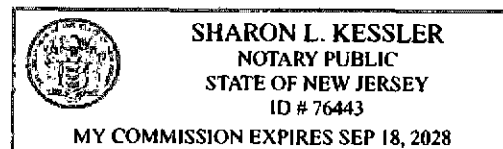
STATE OF NEW JERSEY, COUNTY OF Gloucester

I CERTIFY that on 12/6, 2024

JASON BURNS, individually and as Executor of the Estate of Joyce M. Burns, deceased and ANNE UMSTETTER 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 or her act and Deed; and
(c) made this Deed for \$200,000.00 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. 46:26A-3.)


(print name and title below signature)

Deed



THE ESTATE OF JOYCE M. BURNS, by
Jason Burns, Executor; JASON BURNS,
individually, as to a beneficiary interest; and
ANNE UMSTETTER, individually, as to a
beneficiary interest

TO

HK INVESTMENT GROUP LLC

Record and Return to:

RECORD AND RETURN TO:
FOUNDATION TITLE, LLC
57 EUCLID STREET
WOODBURY NJ 08096

213-240534