



E-recorded

DOCKET#:5598 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 802220 12:25:18 PM

02/14/2019
DB 6034 213

Fee:\$ 70.00

CONSIDERATION:\$ 181,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	181.00	STATE :	452.50
NJAHTF :	46.50	EAA :	37.20
PHPFA :	90.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 807.70

GRANTEE ADDRESS: 30 FOSTERTOWN ROAD

MULLICA HILL
NJ -08062

DOCUMENT DATE: 02/12/2019

MUNICIPALITY: HARRISON BLOCK: 36.05 LOT: 12

PARTIES:

FIRST PARTY-JASON JAMES DEMARCO
ADDITIONAL PARTY-COLLEEN BYRNE
SECOND PARTY-COLLEEN BYRNE

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

Bargain & Sale Deed
Ind. or Corp. - Plain Language

Prepared by:



Bruce H. Sherman, Esquire

DEED

This Deed is made on February 12, 2019

BETWEEN THE ESTATE OF JASON JAMES DEMARCO, COLLEEN BYRNE,
Administrator, whose address is 30 Fostertown Lane, Mullica Hill, NJ
08062,

referred to as Grantor

AND COLLEEN BYRNE, A Single Woman, whose address is 30 Fostertown
Lane, Mullica Hill, NJ 08062,

referred to as 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 Grantee. This transfer is made for the sum of ONE HUNDRED AND EIGHTY ONE THOUSAND DOLLARS (\$181,000.00).

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Harrison Township

Block No. 36.05 Lot No. 12 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 the Township of Harrison, County of Gloucester and State of New Jersey. The legal description is:

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

SUBJECT to all easements, ordinances and restrictions of record.

BEING the same land and premises conveyed to JASON J. DEMARCO, by Deed from MARK W. REEVES, dated May 30, 2003, recorded June 2, 2003, in the Gloucester County Clerk's Office in Deed Book 3599, Page 247.

The said JASON J. DEMARCO did depart this life, intestate on June 11, 2018. Letters of Administration were granted to COLLEEN BYRNE on June 19, 2018, under Docket #18-01002, and filed in the Gloucester County Surrogate's Office.

By court order dated November 28, 2018 under Docket #18-1716 said COLLEEN BYRNE is permitted to purchase real estate owned by the decedent at 30 Fostertown Lane, Mullica Hill, NJ 08062.

EXHIBIT A

Commitment Number: WJ-21554

ALL OF THE FOLLOWING TRACT OR PARCEL of land and premises situate in the Township of Harrison, County of Gloucester and State of New Jersey, bounded and described as follows:

BEGINNING at a point in the curved Westerly line of Fostertown Lane (50 feet wide), said point being distant 432.63 feet Northwardly from the curve connecting the said Westerly line of Fostertown Lane with the Northeasterly line of Fellowship Lane (66 feet wide), said connecting curve having a radius of 20 feet, said beginning point also being in the division line between Lots 12 and 13, Block 36.05 on plan hereinafter mentioned ; thence

(1) Along the said division line North 70 degrees 18 minutes 26 seconds West, 122.64 feet to a point; thence

(2) North 12 degrees 01 minutes 28 seconds West, 9.13 feet to a point in the division line between Lots 11 and 12, Block 36.05, said plan; thence

(3) Along said division line and passing through the center line of a party wall North 77 degrees 58 minutes 32 seconds East, 125.23 feet to a point in the curved westerly line of Fostertown Lane; thence

(4) Along the curved Westerly line of Fostertown Lane, curving to the left in a general Southwardly direction, with a radius of 140.00 feet an arc distance of 77.50 feet to the point and place of beginning.

Being known and designated as Lot 12, Block 36.05 on Final Plan of Lots, Section 1, Cedarwoods, filed October 12, 1989 under file #7-492

Also being known as Block 36.05, Lot 12 on the Harrison Township Tax Map.

FOR INFORMATIONAL USE ONLY: 30 Fostertown Lane, Mullica Hill, NJ 08062



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

The Estate of Jason James DeMarco, Colleen Byrne, Administrator

Current Street Address

30 Fostertown Lane

City, Town, Post Office Box

Mullica Hill

State

NJ

Zip Code

08062

PROPERTY INFORMATION

Block(s)

36.05

Lot(s)

12

Qualifier

Street Address

30 Fostertown Lane

City, Town, Post Office Box

Mullica Hill

State

NJ

Zip Code

08062

Seller's Percentage of Ownership

100%

Total Consideration

\$181,000.00

Owner's Share of Consideration

\$181,000.00

Closing Date

2/12/19

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

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.

2/12/19

Date

Colleen Byrne

Signature

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

Date

Signature

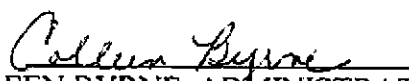
(Seller) Please indicate if Power of Attorney or Attorney in Fact

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:



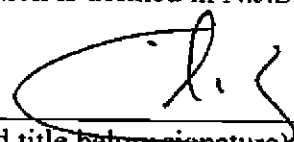
 (Seal)
COLLEEN BYRNE, ADMINISTRATOR
OF THE ESTATE OF JASON JAMES DEMARCO

STATE OF NEW JERSEY, COUNTY OF SALEM SS.:

I CERTIFY that on February 12, ~, 2019,
COLLEEN BYRNE

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 \$181,000.00 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.)


(print name and title below signature)



MICHAEL D. BURKE
NOTARY PUBLIC - NEW JERSEY
My Comm. Expires Oct. 4, 2022

DEED	Record and Return to:
THE ESTATE OF JASON JAMES DEMARCO, COLLEEN BYRNE, Adminstrator Grantor, TO COLLEEN BYRNE, Grantee.	Sherman Law Offices PO Box 325 Woodstown, NJ 08098 RECORD AND RETURN TO WEST JERSEY TITLE AGENCY 15 South Main Street Woodstown, New Jersey 08098 WJ-21554