



E-recorded

DOCKET#:24896 Type:ERX-Deed
PAGES:6

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 900282 10:49:48 AM

06/29/2020
DB 6300 41

Fee:\$ 80.00

CONSIDERATION:\$ 325,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	325.00	STATE :	812.50
NJAHTF :	262.50	EAA :	347.50
PHPFA :	162.50	GEN PURP	0.00
1% OVER	0.00		

REALTY TOTAL: \$ 1,910.00

GRANTEE ADDRESS: 106 HEDGEROW COURT

DEPTFORD
NJ-08096

DOCUMENT DATE: 06/02/2020

MUNICIPALITY: DEPTFORD BLOCK: 662 LOT: 32

PARTIES:

FIRST PARTY-MICHAEL BENNER
ADDITIONAL PARTY-BEVERLY BENNER
SECOND PARTY-DAVID M MIREKU
ADDITIONAL PARTY-HEATHER L MIREKU

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: DAVID A. WOLLMAN, ESQ.
Preparer signature no longer required by NJSA 46:26A-3

DEED

Delivered on

THIS DEED is made on the 2 day of June, 2020 between

MICHAEL BENNER and BEVERLY BENNER, H/W

106 Hedgerow Court
Deptford, New Jersey 08096

Grantor(s)

AND

DAVID MIREKU and HEATHER MIREKU, Husband and Wife

106 Hedgerow Court
Deptford, New Jersey 08096

Grantee(s)

In return for the payment to the Grantor(s) by the Grantee(s) of **THREE HUNDRED TWENTY FIVE THOUSAND DOLLARS (\$325,000.00)**, the Grantor(s) Grant and convey to Grantee(s) all that certain parcel of land situate in the Township of Deptford, County of Gloucester and State of New Jersey and being further described as follows:

BEING Block 662, Lot 32 as shown on the Official Tax Map of the Township of Deptford.

BEGINNING at a pin and cap in the Westerly line of Hedgerow Court, 50.00 feet wide, being 145.40 feet Southwardly from the Southerly terminus of a curve whose radius is 20.00 feet, connecting said line to the Southerly line of Treeline Drive formerly Montague Lane, 50.00 feet wide, as shown and set forth on the following Plans, "Heritage Woods, Survey of Property, Block 662, Lot 32, Deptford Township, Gloucester County, New Jersey", prepared by Alexander Churchill Associates, dated April 29, 1997, revised through and also "North Branch Woods, Final Plan of Lots, Section 2, Deptford Township, Gloucester County, New Jersey", prepared by Alexander Churchill Associates, dated February 21, 1994, revised through March 17, 1994 and filed in the Gloucester County Clerk's Office on July 18, 1994 as Map No. 2664 and extending; thence

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 100653ST-01

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Deptford Township, Gloucester County, and State of New Jersey being more particularly described as follows:

BEGINNING at a pin and cap in the Westerly line of Hedgerow Court, 50 feet wide, being 145.40 feet Southwardly from the Southerly terminus of a curve whose radius is 20.00 feet, connecting said line to the Southerly line of Treeline Drive formerly Montague Lane, 50 feet wide, as shown and set forth on the following plans, "Heritage woods, Survey of Property, Block 662, Lot 32, Deptford Township, Gloucester County, New Jersey", prepared by Alexander Churchill Associates, dated April 29, 1997, revised through and also "North Branch Woods, Final Plan of Lots, Section 2, Deptford Township, Gloucester county, New Jersey", prepared by Alexander Churchill Associates, dated February 21, 1994, revised through March 17, 1994 and filed in the Gloucester County Clerk's Office on July 18, 1994 as Map No. 2664 and extending; thence

(1) South 14 degrees 50 minutes 06 seconds West, along the Westerly lie of Hedgerow Court, 80.00 feet to a point and cap in the Northerly line of Block 662, Lot 33; thence

(2) North 75 degrees 09 minutes 54 seconds West, along the Northerly line of Lot 33, 125.00 feet to a pin and cap in the Easterly line of Block 662, Lot 26; thence

(3) North 14 degrees 50 minutes 06 seconds East, along the Easterly line of Block 662, Lots 26 & 27, 80.00 feet to a pin and cap in the Southerly line of Block 662, Lot 31; thence

(4) South 75 degrees 09 minutes 54 seconds East, along the Southerly line of Lot 31, 125.00 feet to the point and of BEGINNING.

**FOR INFORMATIONAL PURPOSES ONLY:
BEING premises No. 106 Hedgerow Court.**

BEING Tax Block: 662, Tax Lot: 32

- (1) South 14 degrees 50 minutes 06 seconds West, along the Westerly lie of Hedgerow Court, 80.00 feet to a point and cap in the Northerly line of Block 662, Lot 33; thence
- (2) North 75 degrees 09 minutes 54 seconds West, along the Northerly line of Lot 33, 125.00 feet to a pin and cap in the Easterly line of Block 662, Lot 26; thence
- (3) North 14 degrees 50 minutes 06 seconds East, along the Easterly line of Block 662, Lots 26 & 27, 80.00 feet to a pin and cap in the Southerly line of Block 662, Lot 31; thence
- (4) South 75 degrees 09 minutes 54 seconds East, along the Southerly line of Lot 31, 125.00 feet to the point and of BEGINNING.

BEING premises No. 106 Hedgerow Court.

BEING Block 662, Lot 32 as shown on the Official Tax Map of the Township of Deptford.

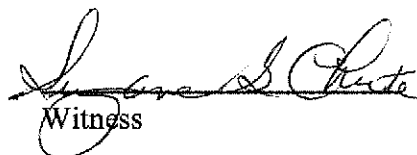
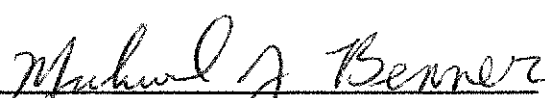
BEING the same land and premises which became vested in **MICHAEL BENNER and BEVERLY BENNER**, by Deed from **KATIE L. CHAMPION**, dated July 19, 2016, recorded July 29, 2016, in the Gloucester County Clerk/Register's Office in Deed Book 5506, Page 36.

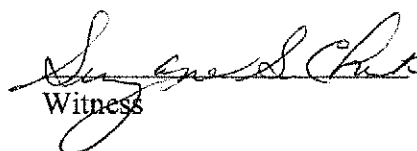
The Grantor(s) have received full payment from the Grantee(s).

Promises by Grantor(s). The Grantor(s) promise that Grantor(s) have 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(s) have 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(s)).

The Grantor(s) sign this Deed on the first date above. If the Grantor is a corporation, this deed is signed by its corporate officers and its corporate seal is affixed.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF OR ATTESTED BY:

 
Witness **MICHAEL BENNER**

 
Witness **BEVERLY BENNER**

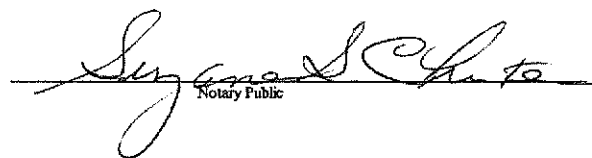
CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

STATE/COMMONWEALTH OF New Jersey :
COUNTY OF Essex SS: :

I am a notary, an officer authorized to take acknowledgments and proofs in this State/Commonwealth.

On June 02, 2020, **MICHAEL BENNER and BEVERLY BENNER**, appeared before me in person. (If more than one person appears, the words "this person" shall include the names of all who appeared before me and made this acknowledgment). I am satisfied that this person is the person named in and who signed this Deed. This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the purposes and uses expressed in this Deed.

This person acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, C.49, 1(c), is \$325,000.00 .


Notary Public

SUZANNE G. CHUTE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires August 20, 2021

GIT/REP-3

(8-19)

(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Michael Benner and Beverly Benner

Current Street Address

129 Winding Way

City, Town, Post Office

Swedesboro

State

NJ

ZIP Code

08085

Property Information

Block(s)

662

Lot(s)

32

Qualifier

Street Address

106 Hedgerow Court

City, Town, Post Office

Deptford

State

NJ

ZIP Code

08096

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

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