

W500083

70

Prepared by:

WILLIAM J. SRAGOW, ESQ.

*Deed*This Deed is made on July 19th, 2016

BETWEEN

*Delivered on July 26, 2016***KATIE L. CHAMPION**whose post office address is **202 Bartal Court, Atco, NJ 08004**
referred to as Grantor,

AND

MICHAEL BENNER and BEVERLY BENNERwhose post office address is **106 Hedgerow Court, Deptford, NJ 08096**

referred to as Grantee.

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **TWO HUNDRED THIRTY-FIVE THOUSAND and 00/100 DOLLARS (\$235,000.00)**.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of **DEPTFORD**
Block No. **662** Lot No. **32** Qualifier No.

3. Property. The Property consists of the land and all the buildings and structures on the land in the ~~CITY~~ ^{Township} of **DEPTFORD**, County of **GLOUCESTER**, and State of New Jersey. The legal description is:

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

BEING the same lands and premises which became vested in Katie L. Champion by Deed from Joseph J. Moore and Lori A. Moore, husband and wife, dated October 17, 2011, recorded October 24, 2011 in the Gloucester County Clerk's/Register's Office in Deed Book 4912, Page 267.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

60 2016 00028879



Docket: 00028879
Type: DEE Pages: 4
James N. Hogan, Gloucester County Clerk
Receipt #: 556729 11:56:44A Jul 29, 2016
Recording Fee: 70.00 DB 5506 36

Consideration: 235,000.00 Tax/Code: S
County: 235.00 State: 587.50
NJAHF: 127.50 PHPFA: 117.50
EAA: 140.50
GenPur: .00
C) \$1M: .00 REALTY TOTAL: 1,208.00

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

KATIE L. CHAMPION

Current Street Address

202 BARTAL COURT

City, Town, Post Office Box

ATCO

State

NJ

Zip Code

08004

PROPERTY INFORMATION

Block(s)

Lot(s)

Qualifier

662

32

Street Address

106 HEDGEROW COURT

City, Town, Post Office Box

DEPTFORD

State

NJ

Zip Code

08096

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$235,000.00

235,000.00

7-26-16

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.

Date

Date

Signature

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

Signature

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

**FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT**

Agent File No.: W500083

**SCHEDULE C
DESCRIPTION**

All that certain tract or parcel of land, situated, lying and being in the Township of Deptford in the County of Gloucester and the State of New Jersey, 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 o. 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 Easte4rly 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 place of BEGINNING.

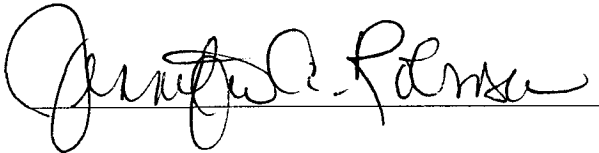
FOR INFORMATIONAL PURPOSES ONLY: BEING known as 106 Hedgerow Court, Deptford, NJ 08096, Lot 32, Block 662 of the official Tax Map of the Township of Deptford.

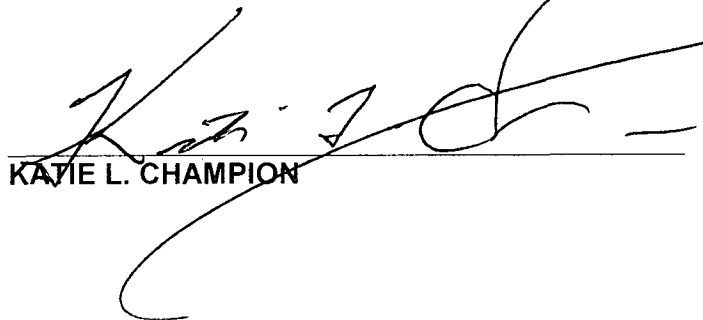
The street address of the Property is: **106 Hedgerow Court, Deptford, NJ 08096**

4. **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).

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:




KATIE L. CHAMPION

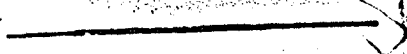
STATE OF New Jersey, COUNTY OF Burlington SS.

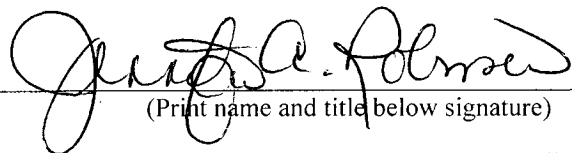
I CERTIFY that on July 19th, 2016

Katie L. Champion personally came before me and stated to my satisfaction that this person (or these persons):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for **\$235,000.00** 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.)

RECORD AND RETURN TO:
RECORD & RETURN TO:
WEICHERT TITLE AGENCY
1909 ROUTE 70 EAST, 2ND FLOOR
CHERRY HILL, NJ 08003

FILE# 


(Print name and title below signature)

