



E-recorded

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PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 981296 08:44:46 AM

07/22/2021
DB 6514 72

Fee:\$ 70.00

CONSIDERATION:\$ 155,340.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	155.50	STATE :	388.75
NJAHTF :	8.25	EAA :	6.60
PHPFA :	77.75	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 636.85

GRANTEE ADDRESS: 151 FRIES MILL ROAD, SUITE 303

 TURNERSVILLE
 NJ -08012

DOCUMENT DATE: 06/22/2021

MUNICIPALITY: WASHINGTON BLOCK: 116.32 LOT: 7

PARTIES:

FIRST PARTY-LARRY MALONE OF HOMESTARR REALTY AS COURT
SECOND PARTY-MARY REINHERZ
ADDITIONAL PARTY-DAVID REINHERZ

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

J# 21N501901
 CHARGE, RECORD RETURN
 TRIDENT LAND TRANSFER CO, NJ
 3 EXECUTIVE CAMPUS
 SUITE 100
 CHERRY HILL, NJ 08002

DEED

Delivered on 6-29-21
 THIS DEED is made on the 22nd day of June, 2021 between **LARRY MALONE OF HOMESTARR REALTY, Court Appointed Receiver**, referred to as Grantor, whose address is 1081 Landis Avenue, Vineland, New Jersey 08360,

AND

MARY AND DAVID REINHERZ, referred to as Grantee, whose address is 151 Fries Mill Road, Suite 303, Turnersville, New Jersey 08012. *Wife and Husband.*

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 (called the "Property") described below to the Grantee. This transfer is made for the sum of ONE HUNDRED FIFTY FIVE THOUSAND THREE HUNDRED FORTY DOLLARS (\$155,340.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Township of Washington, County of Gloucester, State of New Jersey, Block No. 116.32, Lot 7.

☐ 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 Washington, County of Gloucester in the State of New Jersey. The legal description being more particularly bounded and described as follows:

SEE ATTACHED LEGAL DESCRIPTION

The Street Address of the Property is: 13 Meeting House Lane, *Turnersville* ~~Washington Township~~, New Jersey 08012.

BEING the same land and premises conveyed to Robert Carrel, single man, by Deed from K.D.S. Building Co, Inc., dated May 14, 1986, recorded May 27, 1986 in the Gloucester County Clerk's/Register's Office in Deed Book 1545, Page 727.

Pursuant to a Court Order of the Superior Court of New Jersey, Gloucester County, Chancery Division, dated December 18, 2020, under Docket Number F-8557-20, Larry Malone of Homestarr Realty was appointed Receiver of the subject Property.

Pursuant to a Court Order of the Superior Court of New Jersey, Gloucester County, Chancery Division, dated May 14, 2021, whereby the Court Ordered the sale of the Property by the Receiver, free and clear of all liens, claims and encumbrances.

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. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by:

LARRY MALONE OF HOMESTARR REALTY

Michele Goebl

[Signature]

Larry Malone of Homestarr Realty,
Court Appointed Receiver

ACKNOWLEDGMENT

STATE OF NEW JERSEY :
COUNTY OF Burlington : ss
:

BE IT REMEMBERED that on this 22nd day of June, 2021, before me, a Notary Public, LARRY MALONE, personally appeared before me and stated under oath to my satisfaction:

- (a) This Deed was signed by Larry Malone of Homestarr Realty, the Court Appointed Receiver named in this DEED and was fully authorized to and did execute this Deed;
- (b) Made this Deed for \$155,340.00 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); and
- (c) The subscribing witness signed this proof under oath to attest to the truth of these facts.

[Signature]
Notary Public

RECORD AND RETURN TO:

LYNNE A. VANARTSDALEN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUG. 17, 2024

EXHIBIT "A"

The land referred to in this Commitment is described as follows:

LAND AND PREMISES situate in the Township of Washington, County of Gloucester and State of New Jersey as follows:

BEGINNING at a point in the Easterly right-of-way line of Meeting House Lane (60 feet wide), said point being in the division line common to Lots 6 and 7, Block 116.2, said point being located the following three (3) courses from the Southeasterly terminus of a curve connecting the said Meeting House Lane with the Southerly right-of-way line of Ganttown Road (Gloucester County Route No. 639; 33 feet wide, proposed 70 feet wide), said connecting curve having a radius of 15.00 feet and an arc distance of 23.56 feet and extending; thence

(A) Along the Easterly right-of-way line of said Meeting House Lane, South 49 degrees 13 minutes 45 seconds East, a distance of 101.51 feet to a point of curvature; thence

(B) Along a curve turning to the right in a Southeasterly direction described by a radius of 330.00 feet and an arc distance of 164.53 feet to a point of tangency; thence

(C) Along same, South 20 degrees 39 minutes 48 seconds East, a distance of 384.06 feet to the aforementioned point of beginning and extending from said point; thence

(1) Along the division line common to Lots 6 and 7, Block 116.2, North 69 degrees 20 minutes 12 seconds East, a distance of 150.00 feet to a point in the line of Block 154, Lot 2; thence

(2) Along the division line common to Lot 2, Block 154 and Lot 7, Block 116.2, South 20 degrees 39 minutes 48 seconds East, a distance of 44.00 feet to a point; thence

(3) Along the division line common to Lots 7 and 8, Block 116.2, South 69 degrees 20 minutes 12 seconds West, a distance of 150.00 feet to a point in the Easterly right-of-way line of said Meeting House Lane; thence

(4) Along said right-of-way, North 20 degrees 39 minutes 48 seconds West, a distance of 44.00 feet to the aforementioned point and place of beginning.

BEING Block 116.2, Lot 7 and graphically shown on a Plan of Lots "Liberty Forge" Section 4, dated March 25, 1985, revised to April 25, 1985, prepared by Consulting Engineer Services and filed in the Gloucester County Clerk's Office on October 1, 1985, as Map 07-220,

TAX NOTE: Being known as Block 116.32, Lot 7 on the official tax map (For informational purposes only).

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Larry Malone of Homestarr Realty, Court Appointed Receiver

Current Street Address
1081 Landis Avenue

City, Town, Post Office

Vineland

State

NJ

ZIP Code

08360

Property Information

Block(s) 116.32 Lot(s) 7 Qualifier

Street Address

13 Meeting House Lane

City, Town, Post Office

Washington Township Turnersville

State

NJ

ZIP Code

08012

MP Seller's Percentage of Ownership

0 100%

Total Consideration

\$155,340.00

Owner's Share of Consideration

\$155,340.00

Closing Date

6-29-21

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.
8. ☐ Seller did not receive non-like kind property.
9. ☐ 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.
10. ☐ 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.
11. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
12. ☐ 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.
13. ☐ 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.
14. ☐ The property transferred is a cemetery plot.
15. ☐ 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.
16. ☐ 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.
17. ☐ 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.

6/22/2021

Date

Signature (Seller)
Larry Malone

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact