

DOCKET#:573 Type:ERX-Deed
PAGES:6

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 396330 10:59:05 AM

01/07/2015
DB 5274 274

Fee:\$ 80.00

CONSIDERATION:\$ 235,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	235.00	STATE :	587.50
NJAHTF :	127.50	EAA :	140.50
PHPFA :	117.50	GEN PURP	0.00
1% OVER	0.00		

REALTY TOTAL: \$ 1,208.00

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DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

GLOUCESTER COUNTY RECORDING DATA PAGE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
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IS PART OF THE PERMANENT RECORD.

RECORD & RETURN TO:
SIMPLIFILE

GLOUCESTER COUNTY RECORDING DATA PAGE
HONORABLE JAMES N. HOGAN, COUNTY CLERK

13895GP-0
RECORD & RETURN TO:
GROUP 21 TITLE AGENCY
525 ROUTE 73 N. STE. 111
MARLTON, NJ 08053
856-985-2400

Prepared by:

John A. Moustakas, Esquire
DONNELLY RITIGSTEIN LLC
Attorney ID No. 02155-2002
132 Kings Highway East, Suite 105
Haddonfield, NJ 08033

BARGAIN AND SALE DEED

THIS DEED is made on December 30, 2014,

BETWEEN FRANK SERVAIS and JANICE L. SERVAIS, husband and wife, whose address is 22 Buttonwood Place, Logan Township, New Jersey 08085 referred to as the Grantor,

AND MICHAEL GIROUARD and ADRIENNE GIROUARD, husband and wife, whose address is 112 Lupton Avenue, Woodbury, New Jersey 08096 referred to as the 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 (called the "Property") described below to the Grantee. This transfer is made for the sum of **TWO HUNDRED THIRTY-FIVE THOUSAND DOLLARS and 00/100 (\$235,000.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) **Township of Logan, Block No. 2401, Lot No. 54.**

☐ No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. All that certain tract or parcel of land, situated, lying and being in the Township of Logan, County of Gloucester, State of New Jersey, more particularly described as:

(See Attached Legal Description)

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 13895GP-01

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

BEGINNING at an iron pin found in the curved Southerly line of Buttonwood Place (50 feet wide cul-de-sac), said point being in the division line of Lots 9 and 10 in Block 45D on plan hereinafter mentioned, and running; thence

- 1. Along the line of Lot 10, South 03 degrees 59 minutes 24 seconds East a distance of 105.09 feet to a concrete monument found in the line of Lot 21; thence**
- 2. Along the line of Lots 21 and 22, South 84 degrees 02 minutes 22 seconds West, a distance of 149.67 feet to an iron pin set in the line of Lot 29; thence**
- 3. Along Lot 29, North 05 degrees 57 minutes 38 seconds West, a distance of 10.31 feet to an iron pin set; thence**
- 4. Along the line of Lot 8, North 41 degrees 00 minutes 36 seconds East, a distance of 162.04 feet to an iron pin found in the Southwesterly line of Buttonwood Place; thence**
- 5. Along said Southwesterly line, curving to the left in a Southwestwardly and Westwardly direction on a radius of 50 feet, an arc distance of 39.27 feet to the point and place of BEGINNING.**

BEING known and designated as Lot #9, Block #45D as shown on a map entitled "Old Orchard Village Section #2" filed in the Gloucester County Clerks Office on April 10, 1975 as Map #6-68.

BEING premises No. 22 Buttonwood Place .

BEING Block: 45D, Lot: 9 .54

COMMONLY known as 22 Buttonwood Place, Logan Township, New Jersey 08085.

BEING the same land and premises which became vested in Frank Servais and Janice L. Servais, husband and wife, by Deed from Janice L. Servias and Frank Servias, her husband, dated September 2, 2010 and recorded September 21, 2010 in the Gloucester County Clerk/Register's Office in Deed Book 4810, Page 5.

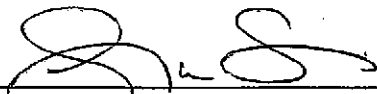
BEING the same lands and premises which became vested in Janice L. Servais, by Deed from Margaret Smith and Martin J. Smith, as his interest may appear, dated April 25, 2000 and recorded May 1, 2000 in the Gloucester County Clerk/Register's Office in Deed Book 3108, Page 297

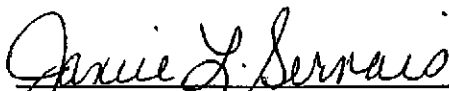
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (*N.J.S.A. 46:4-6*).

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:


FRANK SERVAIS (Seal)


JANICE L. SERVAIS (Seal)

KATHLEEN A CASTRO
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 11/28/2016



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
 (C.55, P.L. 2004)

GIT/REP-3
 (5-12)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

Frank Servais and Janice L. Servais, husband and wife

Current Resident Address:

Street: P.O. Box 693, 501B Auburn Rd.

City, Town, Post Office Swedesboro

State NJ

Zip Code 08085

PROPERTY INFORMATION (Brief Property Description)

Block(s)

2401

Lot(s)

54

Qualifier

Street Address:

22 Buttonwood Place

City, Town, Post Office

Logan Township

State

NJ

Zip Code

08085

Seller's Percentage of Ownership

100%

Consideration

\$235,000.00

Closing Date

12/30/2014

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

1. ☒ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☒ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am 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 as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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 (see instructions).
- ☐ No non-like kind property received.
8. ☐ Transfer 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 property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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 could 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 the 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.

12/30/14

Date

Signature

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

12/30/14

Date

Signature

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