



E-recorded

DOCKET#:3867 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1213038 02:20:37 PM

02/05/2025
DB 7128 110

Fee:\$ 70.00

CONSIDERATION:\$ 210,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	210.00	STATE :	525.00
NJAHTF :	90.00	EAA :	83.00
PHPFA :	105.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 1,013.00

GRANTEE ADDRESS: PO BOX 190

WILLIAMSTOWN
NJ -08094

DOCUMENT DATE: 01/15/2025

MUNICIPALITY: CLAYTON BLOCK: 702 LOT: 10.01

PARTIES:

FIRST PARTY-SCOTT THOMAS CURRY
SECOND PARTY-SAVING GRACE PROPERTIES LLC

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

Record and Return to:
Surety Title Company, LLC
11 Eves Drive, Suite 150
Marlton, NJ 08053

Prepared by William G. Sokol, Esq.

DEED

This Deed is made: Jan 15, 2025

BETWEEN Scott Thomas Curry, whose address is 662 Foxmoor Drive, Vineland, NJ 08361, GRANTOR

AND Saving Grace Properties LLC, a New Jersey Limited Liability Company, whose address is PO Box 190, Williamstown, NJ 08094, GRANTEE

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

Transfer and Ownership: The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of TWO HUNDRED TEN THOUSAND DOLLARS (\$210,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference: (N.J.S.A. 46:26A-3) Borough of Clayton, County of Gloucester, Block 702, Lot 10.01.

Property: 360 N. Broad Street, Clayton, NJ 08312. The property consists of the land and all the buildings and structures on the land in the Borough of Clayton, County of Gloucester and State of New Jersey. The legal description is attached hereto as ~~Schedule~~ *Exhibit* A. 

Being: The same land and premises vested in Scott Thomas Curry, a single person, by deed from John E. Mitchell and Rose Mary Mitchell, his wife, dated 8/27/2009, recorded 9/1/2009, in the Gloucester County Clerk/Register's Office in Deed Book 4688, Page 9, as Instrument No. 40916.

Promises: 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 legal rights which effect 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.

177417 ST-01

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 177417ST-01

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

BEGINNING at an iron pin found in the westerly line of North Broad Street (50 feet wide), said point being the following two (2) courses from the point of intersection of the centerline of North Broad Street with the centerline of West Academy Street; thence

(a) Along the centerline of North Broad Street, South 01 degrees 31 minutes 00 seconds East, a distance of 303.18 feet to a point; and

(b) South 88 degrees 29 minutes 00 seconds West, a distance of 25.00 feet to the beginning point, and running; thence

(1) Along the westerly line of North Broad Street, South 01 degrees 31 minutes 00 seconds East, a distance of 85.94 feet to a concrete monument found; thence

(2) South 88 degrees 29 minutes 00 seconds West, a distance of 239.00 feet to an iron pin found; thence

(3) South 01 degrees 31 minutes 00 seconds East, a distance of 22.63 feet to a concrete monument found; thence

(4) South 76 degrees 44 minutes 00 seconds West, a distance of 120.50 feet to an iron pin found; thence

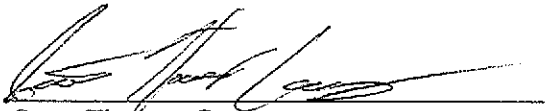
(5) North 18 degrees 48 minutes 00 seconds West, a distance of 139.40 feet to an iron pin found; thence

(6) North 88 degrees 29 minutes 00 seconds East, a distance of 398.39 feet to the point and place of beginning.

FOR INFORMATIONAL PURPOSES ONLY:
BEING premises No. 360 N Broad St.

BEING Tax Block: 702, Tax Lot: 10.01

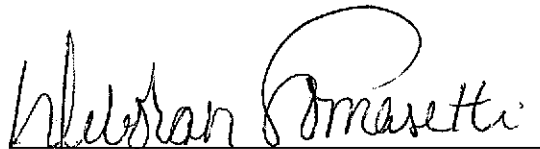
Witness Signature
Printed Name:


Scott Thomas Curry

State of NJ, County of Camden SS:

I Certify that on Jan 15 2025, Scott Thomas Curry personally came before me and acknowledged under oath, to my satisfaction, that this 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 \$210,000.00 as 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).

Notary Stamp/Seal


Notary Signature

DEBORAH TOMASETTI
Commission # 79773
Notary Public, State of New Jersey
My Commission Expires
January 16, 2027

DEED	DATE: <u>1/15/2025</u>
Scott Thomas Curry, Grantor to Saving Grace Properties LLC, a New Jersey Limited Liability Company, Grantee	Record and Return to: Record and Return to: Surety Title Company, LLC 11 Eves Drive, Suite 150 Marlton, NJ 08053

GIT/REP-3
(8-24)
(Print or Type)

State of New Jersey

Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Scott Thomas Curry

Current Street Address

662 Foxmoor Dr

City, Town, Post Office

Vineland

State

NJ

Zip Code

08361

Property Information

Block(s)

702

Lot(s)

10.01

Qualifier

Street Address

360 N Broad St

City, Town, Post Office

Clayton Borough

State

NJ

Zip Code

08312

Sellers Percentage of Ownership

100%

Total Consideration

\$210,000.00

Owner's Share of Consideration

\$210,000.00

Closing Date

01/15/2025

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

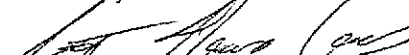
1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☒ The real property 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.
- 7a. ☐ 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 CODE 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. See instructions.
- 7b. ☐ Seller only received 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.

1/15/25

Date



Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact