

This instrument was prepared by BRUCE H. E. ROESLER, ESQ.

D E E D

THIS DEED is made on MAY 20, 2007 between

GRANTOR EUGENE SHOULTZ
VERBENA SHOULTZ PEARCEY
CECIL PRESLEY
CHERYL POTTER, jointly tenants with the right of survivorship
221 Buck Road
Glassboro, NJ 08028

GRANTEE EUGENE SHOULTZ
VERBENA SHOULTZ PEARCEY
CECIL PRESLEY
CHERYL POTTER,
FREIDA SHOULTZ, jointly tenants with the right survivorship
221 Buck Road
Glassboro, NJ 08028

(The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed)

In return for the payment to the Grantor by the Grantee of ONE (\$1.00) DOLLARS, the Grantor grants and conveys to the Grantee all of the land located in the Township of Elk, County of Gloucester, State of New Jersey, specifically described as follows:

BEING 40 feet in width in front, 40.12 feet in width in rear, 138.78 feet in depth on one side, and 135.72 feet in depth on other side.

Being Lots know as and by the Nos. 5622 and 5623 a Section Map entitled "Map of Glassboro Lawns", Section No. 12.

Being the same land and premises granted and conveyed to Eugene Shoultz, Verbena Shoultz Pearcey, Cecil Presley and Cheryl Potter, as joint tenants with the right of survivorship by Deed from Estate of Octavia Shoultz, by Eugene Shoultz, Executor dated November 17, 1997 and recorded on November 25, 1997 in Deed Book 2825, page 296 in the Gloucester County Clerk's Office.

Also being the same land and premises granted and conveyed to Eugene Shoultz, Verbena Shoultz Pearcey, Cecil Presley and Cheryl Potter, as joint tenants with the right of survivorship by Re-Recorded Deed to Correct

Consideration: \$1.00 Exempt Code: E
Cnty: \$0.00 St: \$0.00
N.P.N.R.F.: \$0.00 P.H.P.F.A.: \$0.00
E.A.A.: \$0.00 Gen Purp: \$0.00
C) \$110: \$0.00 REALTY TOTAL: \$0.00

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

(Please Print or Type)

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

Name(s)

CHERYL POTTER

Current Resident Address:

Street: 200 HARRISON AVE

City, Town, Post Office

State

Zip Code

GLASSBORO

NJ

08028

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

114

5

Street Address:

214 HARRISON AVE

City, Town, Post Office

State

Zip Code

ELK TOWNSHIP, GLASSBORO

NJ

08028

Seller's Percentage of Ownership

Consideration

Closing Date

25%

\$1.00

5-20-08

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to 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.
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.

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.

5/20/08
Date
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

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

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

(Please Print or Type)

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

Name(s)

CECIL PRESLEY

Current Resident Address:

Street: 11903 Blackwood Court, MD 20708
City, Town, Post Office State Zip Code**PROPERTY INFORMATION (Brief Property Description)**

Block(s) Lot(s) Qualifier

114 5

Street Address:

214 HARRISON AVE

City, Town, Post Office State Zip Code

ELK TOWNSHIP, GLASSBORO NJ 08028

Seller's Percentage of Ownership Consideration Closing Date

25% \$1.00

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to 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.
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2/22/08
DateCecil Presley
Signature

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

Date

Signature

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

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

(Please Print or Type)

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

Name(s)

EUGENE SHOULTZ

Current Resident Address:

Street: 221 BUCK ROAD

City, Town, Post Office

State

Zip Code

GLASSBORO

NJ

08028

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

114

5

Street Address:

214 HARRISON AVE

City, Town, Post Office

State

Zip Code

ELK TOWNSHIP, GLASSBORO

NJ

08028

Seller's Percentage of Ownership

Consideration

Closing Date

25%

\$1.00

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

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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.
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☐ 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.

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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

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

(Please Print or Type)

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

Name(s)

VERBENA SHOULTZ PEARCEY

Current Resident Address:

Street:

City, Town, Post Office

State

Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

114

5

Street Address:

214 HARRISON AVE

City, Town, Post Office

State

Zip Code

ELK TOWNSHIP, GLASSBORO

NJ

08028

Seller's Percentage of Ownership

Consideration

Closing Date

25%

\$1.00

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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.
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5-22-2008

Date

Signature

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

Date

Signature

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

Township from Eugene Shoultz, Verbena Shoultz Pearcey, Cecil Presley and Cheryl Potter, as joint tenants with the right of survivorship dated November 7, 1997 and recorded on January 30, 1998 in Deed Book 2843, page 204 in the Gloucester County Clerk's Office.

This land is now designated as ^{P/O} Lot 5, Block 114 (old Lot 5, Block 66) in the municipal tax map.

Subject to all easements and restrictions of record, if any.

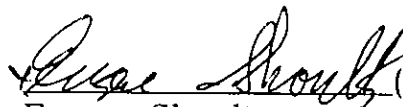
The Grantor covenants that grantor has done no act to encumber the said premises.

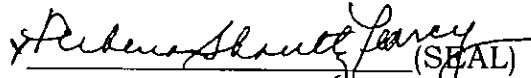
The Grantor has received the full payment from the Grantee.

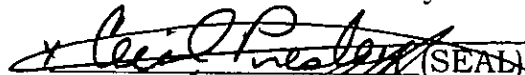
In witness whereof, grantor has executed this deed of bargain and sale on the date first above written.

Signed, sealed and
delivered in the
presence of or attested by:



 (SEAL)
Eugene Shoultz

 (SEAL)
Verbena Shoultz Pearcey

 (SEAL)
Cecil Presley

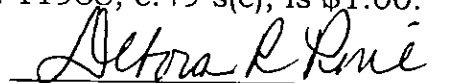
 (SEAL)
Cheryl Potter

STATE OF NEW JERSEY
COUNTY OF

I am a NOTARY, an officer authorized to take acknowledgments and proofs in this State. I sign this acknowledgment below to certify that it was made before me.

On July 27th, 2007 Eugene Shoultz appeared before me in person. This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the uses and purpose expressed in this Deed.

This person also 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. 11968, c.49 s(c), is \$1.00.



DEBORA R. PINE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 19, 2010

STATE OF NEW JERSEY
COUNTY OF

I am a _____ an officer authorized to take acknowledgments and proofs in this State. I sign this acknowledgment below to certify that it was made before me.

On July 27th, 2007 Verbena Shoultz Pearcey appeared before me in person. This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the uses and purpose expressed in this Deed.

This person also 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. 11968, c.49 s(c), is \$1.00.

Debora R Pine
NOTARY

DEBORA R. PINE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 19, 2010

STATE OF ~~NEW JERSEY~~ MD
COUNTY OF Prince George

I am a _____ an officer authorized to take acknowledgments and proofs in this State. I sign this acknowledgment below to certify that it was made before me.

On September 17th, 2007 Cecil Presley appeared before me in person. This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the uses and purpose expressed in this Deed.

This person also 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. 11968, c.49 s(c), is \$1.00.

Eveline Ngassa
NOTARY

EVELINE NGASSA
NOTARY PUBLIC
PRINCE GEORGE'S COUNTY
MARYLAND
MY COMMISSION EXPIRES MARCH 30, 2009

STATE OF NEW JERSEY
COUNTY OF GLOUCESTER

I am a _____ an officer authorized to take acknowledgments and proofs in this State. I sign this acknowledgment below to certify that it was made before me.

On MAY 20, 2008 Cheryl Potter appeared before me in person. This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the uses and purpose expressed in this Deed.

This person also 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. 11968, c.49 s(c), is \$1.00.

Catherine M. Rulis
NOTARY

CATHERINE M. RULIS
Notary Public of New Jersey
My Commission Expires August 27, 2008

MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

GLOUCESTER

SS. County Municipal Code

0804

MUNICIPALITY OF PROPERTY LOCATION ELK TOWNSHIP

FOR RECORDER'S USE ONLY

Consideration \$ _____
 RTF paid by seller \$ _____
 Date _____ By _____

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, BRUCE H E ROESLER, being duly sworn according to law upon his/her oath,
 (Name)

deposes and says that he/she is the LEGAL REPRESENTATIVE in a deed dated _____ transferring
 (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 114 Lot number 5 located at
214 HARRISON AVE, ELK TOWNSHIP and annexed thereto.
 (Street Address, Town)

(2) CONSIDERATION \$ _____ 1.00 (See Instructions #1 and #5 on reverse side)

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:

(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

FOR CONSIDERATION OF LESS THAN \$100.00

(5) PARTIAL EXEMPTION FROM FEE (See Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic Fee, Supplemental Fee, and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. * (See Instruction #9 on reverse side for A or B)
 B. ☐ BLIND PERSON Grantor(s) ☐ legally blind or; *
☐ DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ Receiving disability payments ☐ Not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (See Instructions #2, #10 and #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
 this 22 day of May, 2008

BARBARA J. DOUGHERTY
 NOTARY PUBLIC OF NEW JERSEY

My Commission Expires Mar. 26, 2012

Signature of Deponent

Grantor Name

PO BOX 156, PITMAN, NJ

Deponent Address

Grantor Address at Time of Sale

XXX-XXX-

Last 3 digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
 Deed Number _____ Book _____ Page _____
 Deed Dated _____ Date Recorded _____

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY - DIVISION OF TAXATION

PO BOX 251

TRENTON, NJ 08645-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:

www.state.nj.us/treasury/taxation/lpt/localtax.htm.