

DOCKET#:49244 Type:ERX-Deed
PAGES:6

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 494414 12:10:23 PM

12/30/2015
DB 5411 252

Fee:\$ 80.00

CONSIDERATION:\$ 1.00 Tax/Code:EXEMPT

COUNTY:	0.00	STATE :	0.00
NJAHTF :	0.00	EAA :	0.00
PHPFA :	0.00	GEN PURP	0.00
1% OVER	0.00		

REALTY TOTAL: \$.00

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

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

**RECORD & RETURN TO:
SIMPLIFILE**

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

Prepared by:
Terrence B. Berger, Esq.
An Attorney At Law of
New Jersey
35 Olcott Square
PO Box 685
Bernardsville, NJ 07924

Order Number:
61039201 ~ 3235320

QUITCLAIM DEED ①

This Deed is made on this 23rd Day of November, 20 15

BETWEEN

WILLIAM F. KUZMA, as Trustee of the **WILLIAM F. KUZMA REVOCABLE LIVING TRUST DATED FEBRUARY 23, 2006**, whose address is 130 Walnut Avenue Pitman, NJ 08071, referred to as Grantor(s),

AND

WILLIAM F. KUZMA, an unmarried man, whose address is 130 Walnut Avenue Pitman, NJ 08071, referred to as Grantee(s).

The words Grantor(s) and Grantee(s) shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor(s) grants and conveys (transfers ownership of) property described below to the Grantee(s). This transfer is made for the sum of One Dollar (\$1.00). The Grantor(s) acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Borough of Pitman, Block 198 Lot 22.

Property. The property consists of the land and all buildings and structures on the land in the Borough of Pitman, County of Gloucester and State of New Jersey, described as follows:

BEGINNING at a point in the Northerly line of Walnut Avenue, 236.65 feet Westwardly from an angle in said Northerly line and extending; thence

- (1) Along the Northerly line of Walnut Avenue, North 86 degrees 20 minutes West, 202.57 feet; thence
- (2) North 62 degrees 11 minutes 30 seconds East, 237.51 feet; thence
- (3) South 03 degrees 40 minutes West, 124.01 feet to the place of beginning.

For informational purposes only: known as Lot 22, Block 198, on the Tax Map of the Borough of Pitman.

BEING commonly known as 130 Walnut Avenue, Pitman, NJ 08071.

BEING the same premises which VERNON A. SNYDER and GAYLE A. SNYDER, husband and wife, by Deed dated 7-19-1996 and recorded 9-12-1996 in Gloucester County, New Jersey in Deed Book 2688, Page 281, granted and conveyed unto WILLIAM F. KUZMA, in fee.

ALSO BEING the same premises conveyed to WILLIAM F. KUZMA, TRUSTEE OF THE WILLIAM F. KUZMA REVOCABLE LIVING TRUST, by deed of WILLIAM F. KUZMA, by Deed dated April 14, 2006, recorded on May 5, 2006, in the office of the Gloucester County Clerk in Deed Book 4208, Page 103.

SUBJECT TO restrictions of record, zoning ordinances, and easements, if any, and such state of facts as an accurate survey may reveal.

Type of Deed. This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

[THIS SPACE INTENTIONALLY LEFT BLANK]

Signatures. The Grantor(s) signs this Deed as of the date at the top of the first page.

William F. Kuzma, Trustee
WILLIAM F. KUZMA, Trustee

State of N.J., County of Gloucester sis:

I certify that on 23rd day of November, 2015, WILLIAM F. KUZMA, as Trustee of the **WILLIAM F. KUZMA REVOCABLE LIVING TRUST, DATED FEBRUARY 23, 2006**, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each 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 \$1.00 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).

Michael L. Derer
NOTARY PUBLIC
Michael L. Derer
Michael L. Derer
Notary Public of New Jersey
My Commission Expires 12/21/17

Record & Return to:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
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
0815

MUNICIPALITY OF PROPERTY LOCATION Pitman

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 (Instructions #3 and #4 on reverse side)

Deponent, WILLIAM F. KUZMA, Trustee, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the grantor in a deed dated 11-23-2015 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 198 Lot number 22 located at
130 Walnut Avenue, Pitman, NJ 08071 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) ☒ no prior mortgage to which property is subject.

(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:
(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 (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.

(a) For consideration of less than \$100, mortgage refinanced simultaneously

(5) PARTIAL EXEMPTION FROM FEE (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, Supplemental, and General Purpose Fees, 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. * (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 CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (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 (Instructions #2, #10, #12 on reverse side)

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

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) 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 25th day of November, 2015

Rhonda Nicole Dalton
Rhonda Nicole Dalton

Agent WILLIAM F. KUZMA, Trustee
Signature of Deponent Grantor Name
Aaron Bowman
130 Walnut Avenue Pitman, NJ 08071
Dependent Address Grantor Address at Time of Sale
*662 Woodward Ave Detroit, MI 48226
XXX-XXX-3541 Title Source, Inc.
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

RHONDA NICOLE DALTON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Jan. 30, 2021
Acting in the County of Wayne

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

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 it 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's website at:

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



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

WILLIAM F. KUZMA, Trustee

Current Street Address

130 Walnut Avenue

City, Town, Post Office Box

Pitman

State

NJ

Zip Code

08071

PROPERTY INFORMATION

Block(s)

198

Lot(s)

22

Qualifier

Street Address

130 Walnut Avenue

City, Town, Post Office Box

Pitman

State

NJ

Zip Code

08071

Seller's Percentage of Ownership

100

Total Consideration

1.00

Owner's Share of Consideration

100

Closing Date

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.
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.

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.

11/23/2015

Date

Date

William F. Kuzma

Signature

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

Signature

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