



E-recorded

DOCKET#:11587 Type:ERX-Deed
PAGES:6

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1030827 11:04:20 AM

03/11/2022
DB 6643 34

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

GRANTEE ADDRESS: 130 WALNUT AVE

PITMAN
NJ -08071

DOCUMENT DATE: 09/26/2020

MUNICIPALITY: PITMAN BLOCK: 198 LOT: 22

PARTIES:

FIRST PARTY-WILLIAM F KUZMA

SECOND PARTY-WILLIAM F KUZMA TRUST

ADDITIONAL PARTY-WILLIAM F KUZMA REVOCABLE LIVING TRUST DATE

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

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

Order Number:
68214848

6203423-3457931338

QUITCLAIM DEED

This **Deed** is made on this 26th Day of September, 20 20

BETWEEN

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

AND

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 Grantee.

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

Tax Map Reference. (N.J.S.A. 46:15-2.1) Borough of Pitman, Block No. 198, Lot No.
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.

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.

BEING KNOWN AS LOT 22, BLOCK 198, ON THE TAX MAP OF THE BOROUGH OF PITMAN.

Being known and designated as 130 Walnut Avenue, Pitman, NJ 08071.

Being the same premises conveyed to WILLIAM F. KUZMA, an unmarried man, by Deed from WILLIAM F. KUZMA, as Trustee of the WILLIAM F. KUZMA REVOCABLE LIVING TRUST, DATED FEBRUARY 23, 2006, dated _____, recorded on **Recording Concurrently** in the Office of the Gloucester County Clerk in Deed Book _____, Page _____.

Being further the same premises conveyed to WILLIAM F. KUZMA, as Trustee of the WILLIAM F. KUZMA REVOCABLE LIVING TRUST, DATED FEBRUARY 23, 2006, by Deed from WILLIAM F. KUZMA, an unmarried man, dated April 24, 2019, recorded on May 16, 2019, in the Office of the Gloucester County Clerk in Deed Book 6086, Page 196.

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.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

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

William F. Kuzma
WILLIAM F. KUZMA

State of New Jersey, County of Gloucester sis:

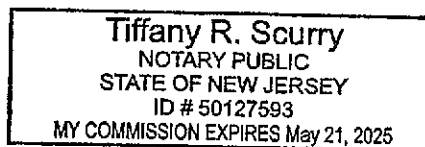
I certify that on 26th day of September, 20 20, WILLIAM F. KUZMA, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (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).

Tiffany R. Scurry
NOTARY PUBLIC

Record & Return to:

Amrock
662 Woodward Avenue
Detroit, MI 48226



GIT/REP-3
(8-19)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

WILLIAM F. KUZMA

Current Street Address

130 Walnut Avenue

City, Town, Post Office

Pitman

State

NJ

ZIP Code

08071

Property Information

Block(s)

198

Lot(s)

22

Qualifier

Street Address

130 Walnut Avenue

City, Town, Post Office

Pitman

State

NJ

ZIP Code

08071

Seller's Percentage of Ownership

100

Total Consideration

1.00

Owner's Share of Consideration

1.00

Closing Date

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.
☐ Seller did not receive non-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.

9/26/2020

Date



Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATESTATE 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
0815MUNICIPALITY OF PROPERTY LOCATION Borough of 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 (See Instructions #3 and #4 on reverse side)

Deponent, WILLIAM F. KUZMA, being duly sworn according to law upon his/her oath,
(Name)deposes and says that he/she is the Grantor/Grantee in a deed dated _____ transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)real property identified as Block number 198 Lot number 22 located at130 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:

(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.

N.J.S.A. 46:15-10(a) deed for consideration of less than \$100; transfer from trust to individual trustee

**MORTGAGE REFINANCED SIMULTANEOUSLY: BOOK 15782, PAGE 60

(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 and #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 26th day of September, 2020William F. Kuzma
Signature of DeponentWILLIAM F. KUZMA
Grantor Name130 Walnut Avenue,
Pitman, NJ 08071130 Walnut Avenue,
Pitman, NJ 08071

Deponent Address

Grantor Address at Time of Sale

XXX-XXX- 541

Amrock, Inc.

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

Tiffany R. Scurry
NOTARY PUBLIC
STATE OF NEW JERSEY

ID # 50127593

MY COMMISSION EXPIRES May 21, 2025

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 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