



DOCKET#:14034 Type:ERX-Deed
PAGES:5

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1170231 02:07:06 PM

05/15/2024
DB 7008 26

Fee:\$ 70.00

CONSIDERATION:\$ 280,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	280.00	STATE :	700.00
NJAHTF :	195.00	EAA :	244.00
PHPFA :	140.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 1,559.00

GRANTEE ADDRESS: 123 THIES ROAD

SEWELL
NJ -08080

DOCUMENT DATE: 05/02/2024

MUNICIPALITY: MONROE BLOCK: 14701 LOT: 29

PARTIES:

FIRST PARTY-19808 RENOVATIONS LLC
SECOND PARTY-TYRONE JOHNSON
ADDITIONAL PARTY-SUSAN JOHNSON

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 William G. Sokol, Esq.

DEED

This Deed is made: **05/02/2024**

BETWEEN 19808 Renovations LLC, whose address is PO Box 3868, Greenville, DE 19807, GRANTOR

AND Tyrone Johnson and Susan Johnson, whose address is 123 Thies Road, Sewell, NJ 08080, 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 EIGHTY THOUSAND DOLLARS (\$280,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference: (N.J.S.A. 46:15-2.1) Monroe Township, County of Gloucester, Block 14701, Lots 29.

Property: 209 Hewitt Road, Williamstown (Monroe Township), NJ 08094. The property consists of the land and all the buildings and structures on the land in Monroe Township, County of Gloucester and State of New Jersey. The legal description is attached hereto as Schedule A.

Being: The same premises which Jonathan M. Sammons, Sheriff of the County of Gloucester, in the State of New Jersey, by Sheriff's Deed dated March 1, 2023 and recorded May 26, 2023 in Gloucester County, in Book 6859, Page 78, conveyed unto 19808 Renovations LLC, in fee.

Being the same premises which Frank Charles Walston, Jr. and Elizabeth Walston, his wife; Ursula Mary Driscoll and Joseph Driscoll, her husband; and Patricia Ann Drown and Gary Drown, her husband, by Frank Charles Walston, Jr., their Attorney-in-Fact by Sheriff's Deed dated September 16, 1986 and recorded October 7, 1986 in Gloucester County, Book 1558, Page 908, conveyed unto Carl F. Walston, single man, in fee.

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.

Witness Signature

Printed Name:

Eric Marshall

19808 Renovations LLC, by Eric Marshall,
member

State of PA, County of Philadelphia SS:

I Certify that on May 2 2024, 19808 Renovations LLC, by Eric Marshall, member, 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; (c) made this Deed for \$280,000.00 as full and actual consideration paid or to be paid for the transfer of title; (d) was authorized to and did execute this instrument as members of 19808 Renovations LLC, the entity named in this instrument; and (e) executed this instrument as the act of the entity named in this instrument. (Such consideration is defined in N.J.S.A. 46:15-5).

Commonwealth of Pennsylvania - Notary Seal
Katrina McNeill, Notary Public
Philadelphia County
My commission expires April 04, 2027
Commission number 1348918

Notary Stamp/Seal

Katrina McNeill

Notary Signature

DEED	DATE:
19808 Renovations LLC, Grantor to Tyrone Johnson and Susan Johnson, Grantee	Record and Return to:

GIT/REP-3
(11-23)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

19808 Renovaitons LLC

Current Street Address

City, Town, Post Office

State

ZIP Code

Property Information

Block(s)

14701

Lot(s)

29

Qualifier

Street Address

209 Hewitt Road

City, Town, Post Office

Williamstown (Monroe Township)

State

NJ

ZIP Code

08080

Seller's Percentage of Ownership

100

Total Consideration

\$280,000.00

Owner's Share of Consideration

\$280,000.00

Closing Date

4/24/2024

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.

5-2-24

Date



Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

EXHIBIT "A"
LEGAL DESCRIPTION

The property consists of the land and all the buildings and structures on the land in the Township of Monroe, County of Gloucester and State of New Jersey. The legal description is:

Beginning at an iron pipe at the intersection of the center line of Mildred Avenue (50 feet wide) and the former center line of Hewitt Road (now 33 feet wide); thence (1) along the former center line of Hewitt Road South 67 degrees 20 minutes West 225.00 feet to a nail, thence (2) along the Easterly line of lands now or formerly of Albert O. Banse North 19 degrees 25 minutes West 229.32 feet to a point, having crossed over a concrete monument situated 23.04 feet from the beginning of this course: Thence (3) along the Southerly line of lands now or formerly of Albert O. Banse North 67 degrees 20 minutes East 225.00 feet to a nail in the center line of Mildred Avenue, having crossed over an iron re-bar situated 26.04 feet from the terminus of this course: Thence (4) along the center line of Mildred Avenue South 19 degrees 25 minutes East, 229.32 feet to the point and place of beginning.

Containing 0.9454 acres exclusive of roadway.

FOR INFORMATION ONLY: Being Lot 29 in Block 14701 on the Official Tax Map of the Township of Monroe, County of Gloucester and State of New Jersey.

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Being also known as 209 Hewitt Road, Williamstown, NJ 08094