

DEED

Docket: 00046039
 Type: DEE Pages: 4
 James N. Hogan, Gloucester County Clerk
 Receipt #: 186717 10:13:58A Nov 07, 2012
 Recording Fee: 70.00 DB 5015 134

This Deed is made on

Oct. 19, 2012**BETWEEN**

SHARON L. MEZIS

whose post office address is referred to as the Grantor,

10 Lehigh Avenue - #D8, Gloucester City, NJ 08030

AND

whose post office address is referred to as the Grantee.

VINCENT R. MEZIS, JR.
311 Holly Avenue, Woodbury Heights, NJ 08097

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE DOLLAR AND NO CENTS (\$1.00).

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of WOODBURY HEIGHTS

Block No. 10.01 Lot No. 20 Account No.

3. Property. The Property consists of the land and all the buildings and structures on the land in the
 BOROUGH of WOODBURY HEIGHTS
 County of GLOUCESTER and State of New Jersey. The legal description is:

ALL that certain lot, place or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the BOROUGH of WOODBURY HEIGHTS, County of GLOUCESTER, State of New Jersey:

BEGINNING at a point in the northerly line of Holly Avenue, distance 757.81 feet Eastwardly from the Easterly end of a curve connecting the said northerly line of Holly Avenue with the easterly line of Second Street on a radius of 20 feet, said beginning point being in the division line between Lots 21 and 20, Block 10A on Plan hereinafter mentioned; thence

1. Continuing Eastwardly along the northerly line of Holly Avenue, North 82 degrees, 31 minutes 20 seconds East, 75 feet to a point, said point being in the division line between Lots 20 and 19, Block and Plan aforesaid; thence
2. North 07 degrees, 28 minutes 40 seconds West, along the division line aforesaid 115 feet to a point; thence
3. South 82 degrees 31 minutes 20 seconds West, 75 feet to a point in the division line between Lots 21 and 20; thence
4. South 07 degrees 28 minutes 40 seconds East along the division line aforesaid 115 feet to the point and place of BEGINNING.

BEING Lot 20, Block 10A, Plan of Highland Gardens (Highland Gardens is now South Woods) made by John G. Reutter, P.E. and S.D., dated February 10, 1958, filed October 5, 1959.

BEING Lot 20, Block 10.01 on the Tax Map.

BEING the same lands and premises conveyed to VINCENT R. MEZIS and SHARON L. MEZIS, h/w by Deed from JOSEPHINE MEZIS, widow, dated January 7, 2005, recorded January 10, 2005, in Deed Book 3907, Page 34 at the Gloucester County Clerk/Register's Office.

Prepared by: (Print signer's name below signature)

STACY L. SPINOSI, ESQUIRE

Deed - QuitClaim

(For Recorder's Use Only)

Consideration:	1.00	Tax/Code: E	
County:	.00	State:	.00
NJAHF:	.00	PHPFA:	.00
EAA:	.00		
GenPur:	.00		
C>\$1M:	.00	REALTY TOTAL:	.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)

Sharon L. Mezis

Current Resident Address:

Street 10 Lehigh Avenue - #D8, Gloucester City,

N.J.

08030

City, Town, Post Office

State

Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)

10.01

Lot(s)

20

Qualifier

Woodbury Heights

Street Address

311 Holly Avenue, Woodbury Heights,

N.J.

08097

City, Town, Post Office

State

Zip Code

50%

\$1.00

Seller's Percentage of Ownership

Consideration

Closing Date

SELLER ASSURANCES (Check the Appropriate Box)

- 1 [] I am a resident taxpayer 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 the 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 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.

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.

10/19/2012

Date

BY:

Sharon L. Mezis
Signature – Sharon L. Mezis

It being the intent and purpose of this Deed to extinguish any interest held by the Grantor, Sharon Mezis, and any estate interest by the curtesy/dower or rights of Sharon Mezis named herein in accordance with P.L. 1953, Chapter 352, R.S. 37:2-18, and to vest in the grantee herein, his heirs and assigns, the fee simple title to the said lands and premises above described, free and clear of the grantor's present curtesy/dower interest unto the same, and to release and convey to said grantee, his heirs and assigns, all inchoate or possible future estate of curtesy/dower interest in and to the said lands and premises.

By this Deed, Grantor, Sharon Mezis, intends to release, convey and/or waive:

- (1) her inchoate rights of curtesy/dower in the property pursuant to N.J.S.A. 37:2-18.1;
- (2) her right of joint possession to the property if it qualifies as the principal matrimonial residence pursuant to N.J.S.A. 3B:28-3;
- (3) any marital rights she may have to the property pursuant to the equitable distribution law, N.J.S.A. 2A:34-23;
- (4) any right of election pursuant to N.J.S.A. 3B:8-1 which may affect the property; and
- (5) any fee title that she may have to the property.

If any of the above exists, in favor of the Grantee named above.

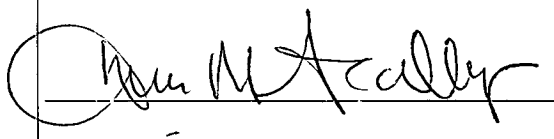
The Street Address of the Property is: 311 Holly Avenue, Woodbury Heights, NJ 08097

4. **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.

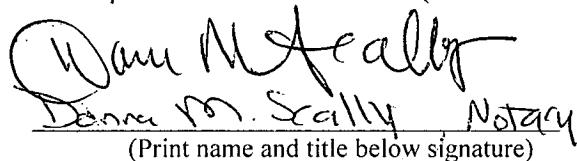
5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed. (Print name below each signature).

Witnessed By: Sworn to and subscribed before me this 19 day of Oct 2012

 (Seal)
SHARON L. MEZIS


DONNA M. SCALLY
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAR. 23. 2015

STATE OF NEW JERSEY, COUNTY OF Gloucester SS:
I CERTIFY that on 10/19/12, SHARON L. MEZIS personally came before me and stated to my satisfaction that she :
(a) was the maker of this Deed;
(b) executed this Deed as her own act; 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).


Donna M. Scally Notary
(Print name and title below signature)

DONNA M. SCALLY
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAR. 23. 2015

RECORD AND RETURN TO:
Vincent Mezis
311 Holly Avenue
Woodbury Heights, NJ 08097

Must submit in duplicate

RTF-1 (Rev. 8/11/06)

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(C. 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 OF _____

SS. County Municipal Code
0823

MUNICIPALITY OF PROPERTY LOCATION Woodbury Heights

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, SHARON L. MEZIS, being duly sworn according to law upon his/her oath, deposes and says that she is the GRANTOR in a deed dated _____ transferring real property identified as Block Number 10.01 Lot Number 20 located at 311 Holly Avenue, Woodbury Heights, NJ 08097

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

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

(3A) REQUIRED CALCULATION OF EQUALIZED ASSESSED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS: (See Instructions #5A and 7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized 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 value.

(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.

(a) For consideration of less than \$100.00 and (j) Between husband and wife, or parent and child.

(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 the State portion 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 yrs. of age or over. * (See Instruction #9 on reverse side)
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 or disabled persons must also meet all of the following criteria

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

*IN THE CASE OF HUSBAND AND WIFE, ONLY IF GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY

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

- ☐ Affordable According to HUD Standards. ☐ Reserved for Occupancy.
☐ Meets Income Requirements of Region ☐ Subject to Resale Controls.

(6) NEW CONSTRUCTION (See Instruction #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 the 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 19 day of October, 2012

Signature of Deponent

SHARON L. MEZIS

Grantor Name

NOTARY PUBLIC

Sharon L. Mezis
10 Lehigh Avenue - #D8, Gloucester City, NJ 08030
Deponent Address

10 Lehigh Avenue - #D8
Gloucester City, NJ 08030
Grantor Address at time of Sale

xxx-xxx-966
Last 3 digits of Grantor's SSN

Name/Company of Settlement Officer

LOREN M. SCALLY
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAR. 23, 2015

FOR OFFICIAL USE ONLY

Instrument Number \$ _____ County _____
Deed Number _____ Book _____ Page _____
Deed Date _____ Deed 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
P.O. 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/pt/localtax.htm

INSTRUCTIONS FOR FILING FORM RTF-1, AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

1. STATEMENT OF CONSIDERATION AND REALTY TRANSFER FEE PAYMENT ARE PREREQUISITES FOR DEED RECORDING. No county recording officer shall record any deed evidencing transfer of title to real property unless (a) the consideration is recited in