

82586801
RECORD & RETURN TO:
GROUP 21 TITLE AGENCY
FIVE GREENTREE CENTRE STE. 111
MARLTON, NJ 08053
856-985-2400

Docket: 00040005 Type:DEE Pages:6
James N. Hogan, Gloucester County Clerk
Receipt#:80515 12:32:48P Nov 15, 2011
Recording Fee: 90.00 DB 4917 184

BARGAIN AND SALE DEED

Prepared by:

Gary W. Stuhltrager
GARY W. STUHLTRAGER, ESQ.

Date This Deed is made on November 7, 2011 between

Parties Grantor: **DONALD K. REED AND PRISCILLA L. REED, HUSBAND AND WIFE**
108 TIMBERLANE ROAD, CLARKSBORO, NJ 08020

and

Grantee: **STEVEN J. GRUBER AND CRAIG KRAEMER, AS TENANTS IN COMMON**
235 FAWN MEADOW DRIVE, MOUNT ROYAL, NJ 08061

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

Consideration In return for the payment to them of THIRTY-EIGHT THOUSAND Dollars (\$38,000.00),

Conveyance the Grantor grants and conveys to the Grantee all of the land located in the **BOROUGH** of **PAULSBORO**, County of **GLOUCESTER** and State of New Jersey, specifically described as follows: *See attached legal description*

Description of Land

~~BEGINNING at a point in the Northerly line of Cook Avenue (50 feet wide) 150.35 feet Eastwardly from the intersection of the said line of Cook Avenue with the Easterly line of Vanneman Boulevard (50 feet wide) said beginning point being in the extending line of the party wall between premises 447 ½ Cook Avenue and 449 Cook Avenue; thence~~
1. Eastwardly along the Northerly line of Cook Avenue 16 feet to the extended line of the party wall between premises 447 and 447 ½ Cook Avenue; thence
2. Northwardly between parallel line of that width or frontage at right angles to Cook Avenue along the extended line and the middle line of the aforesaid party walls 125 feet in length or depth, both lines extending to the Northerly line of a 15 feet wide driveway.

Together with and subject to the free use in common with adjoining owners, tenants and occupiers of the aforesaid driveway and all connecting alleys.

Being premises No. 447 ½ Cook Avenue.

BEING the same land and premises conveyed to Donald K. Reed and Priscilla L.

Consideration:	38,000.00	Tax/Code:	9
County:	38.00	State:	95.00
NJAHF:	.00	PHPFA:	19.00
EAA:	.00		
GenPur:	.00		
C) \$1N:	.00	REALTY TOTAL:	152.00

60 2011 00040005

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)

DONALD K. REED AND PRISCILLA L. REED

Current Resident Address:

Street: 108 TIMBERLANE ROAD

City, Town, Post Office

CLARKSBORO

State

NJ

Zip Code

08020

PROPERTY INFORMATION (Brief Property Description)

Block(s)

108

Lot(s)

43

Qualifier

Street Address:

447 1/2 COOK AVENUE

City, Town, Post Office

PAULSBORO

State

NJ

Zip Code

08066

Seller's Percentage of Ownership

100%

Consideration

\$38,000.00

Closing Date

11/7/11

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and 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 (see instructions).
- ☐ 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.

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. By checking this box ☐ I certify that the 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.

11-4-11

Date

11/7/11

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

Reed, his wife, by deed from Rosemarie W. Dobzanski, dated December 22, 1995, recorded December 27, 1995, in the Gloucester County Clerk's Office in Deed Book 2608, Page 70.

**Municipal Lot
and Block**

The land is now designated as Lot **43** in Block **108** on the municipal tax map.

**Covenant as to
Grantor's Acts**

The Grantor covenants that the Grantor has done no act to encumber the land.

**Receipt of
Consideration**

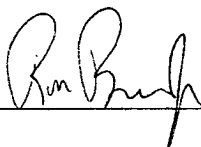
The Grantor has received the full payment from the Grantee.

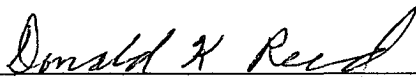
**Signature of
Grantor**

The Grantor signs this Deed on the first date above.

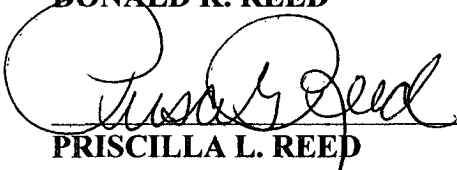
Signed, sealed and delivered in
the presence of or attested by:







DONALD K. REED Seller



PRISCILLA L. REED Seller

CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

State of New Jersey, County of Gloucester

I am a Notary Public, 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 November 4, 2011, PRISCILLA L. REED
appeared before me in person. (If more than one person appeared, the words "this person" shall include all persons named who appeared before the officer and made this acknowledgment). I am satisfied that this person is the person named in and who signed this Deed. This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the uses and purposes 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. 1968, c.49, Section 1©), is **\$38,000.00**.

A handwritten signature in cursive script, reading "Dawn E. Rapa", written over a horizontal line.

DAWN E. RAPA
NOTARY PUBLIC, STATE OF NEW JERSEY
My Commission Expires 12/11/13



Acknowledgment - Individual

(Deeds Only)

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER SS.:

I CERTIFY that on November 7, 2011,

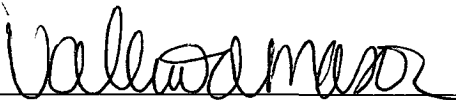
Donald K. Reed

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of the attached deed;

(b) executed this deed as his or her own act; and,

(c) made this Deed for \$ 38,000.00 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.)



Valerie A. Mason
Notary Public of New Jersey
My Commission Expires Jan. 26, 2014

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 8258GP-01

REVISED

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Paulsboro Boro, Gloucester County, and State of New Jersey being more particularly described as follows:

BEGINNING at a point in the Northerly line of Cook Avenue (50 feet wide) 150.35 feet Eastwardly from the intersection of the said line of Cook Avenue with the Easterly line of Vanneman Boulevard (50 feet wide) said beginning point being in the extending line of the party wall between premises 447 1/2 Cook Avenue and 449 Cook Avenue; thence

(1) North 70° 55' East along the Northerly line of Cook Avenue 16 feet to the extended line of the party wall between premises 447 and 447 1/2 Cook Avenue; thence

(2) North 19 ° 05' West 125.0 feet to a point in the Northerly line of a 15 foot wide driveway; thence

(3) South 70° 55' West along the Northerly line of said driveway a distance of 16.0 feet to a point in the division line between Lots 43 and 44 Block 108 on the tax map of the Borough of Paulsboro; thence

(4) South 19° 05' East along said division line a distance of 125.0 feet to the place of beginning.

TOGETHER with and subject to the free use in common with adjoining owners, tenants and occupiers of the aforesaid driveway and all connecting alleys.

BEING premises No. 447 1/2 Cook Avenue.

BEING Block: 108, Lot: 43