

DOCKET# 53238

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PAGES: 4

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 39363 10:32:55 A.M.

08/04/2004
DB 3815 174

GLOUCESTER COUNTY RECORDING DATA PAGE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

2,222.⁰⁰ TRF
2,222.00
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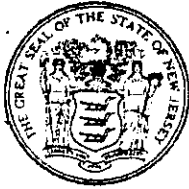
CONSIDERATION: \$364,900.00 EXEMPT CODE: Y

County	State	N.P.N.R.F.	
\$365.37	\$912.13	\$322.50	
P.H.P.F.A.	E.A.A.		Total
\$182.50	\$439.50		\$2,222.00
GEN PURP	C)\$1M		
\$.00	\$.00		
NJGLTORC	Date: 8/04/2004		

RECORD & RETURN TO:

FRANKLIN TITLE AGENCY
507 North Main Street
Glassboro, NJ 08028
F-23469

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



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)

FREDERICK J. BALBIRER and LINDA BALBIRER

Current Resident Address:

Street 157 West Wolford Station Road

City, Town, Post Office

State

Zip Code

Mickleton, NJ 08056

Home Phone

Business Phone

()

()

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

104

1.02

Street Address:

157 West Wolford Station Road

City, Town, Post Office

State

Zip Code

East Greenwich Township (Mickleton mailing) NJ 08056

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$364,000.00

7-30-04

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 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.

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

7-30-04

Date

x Frederick J. Balbirer

Signature

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

x July 30, 2004

Date

x Linda M. Balbirer

Signature

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

DEED

This Deed is made on July 30 2004,
BETWEEN

FREDERICK J. BALBIRER and LINDA M. BALBIRER, his wife,

whose post office address is 157 West Wolfert Station Road, Mickleton, New Jersey 08056,

referred to as the Grantor,

AND

KEVIN E. CRIBBS and SUZANNE CRIBBS, his wife,

whose post office address is 139 East Avenue, Swedesboro, New Jersey 08085,

referred to as the Grantee.

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

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of
THREE HUNDRED SIXTY-FOUR THOUSAND NINE HUNDRED DOLLARS (\$364,900.00)
The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **TOWNSHIP OF EAST GREENWICH**

Block No. **104,** Lot No. **1.02,** Account No.

☐ No property tax identification number is available on the date of this Deed. (Check box is applicable.)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the **TOWNSHIP** of **EAST GREENWICH**

County of **GLOUCESTER** and the State of new Jersey. The legal description is:

☐ Please see attached Legal Description annexed hereto and made a part hereof (check box if applicable).

ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being in the Township of East Greenwich, County of Gloucester and State of New Jersey, being more particularly described in accordance with a Survey prepared by Ewing Associates, dated 7-20-04, as follows:

BEGINNING at a point in the southerly line of Wolfert Station Road (variable width), said point being 30.00 feet southwardly from the centerline of Wolfert Station Road, measured at right angles thereto; said point also being in the division line between Lot 1.2 and Lot 2 in Block 104 as shown on Plan of Subdivision prepared by Sullivan Associates, Inc. and Dennis C. Atwell & Associates, Inc., dated 10-5-92 and revised 11-10-92 and extends:

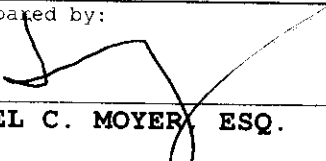
(1) Along said division line, South 11 degrees 58 minutes 55 seconds East, a distance of 280.85 feet to a concrete monument found in the division line between Lots 1.02 and 2, said Block and Plan; thence

(2) Along said division line, South 82 degrees 58 minutes 29 seconds West, a distance of 167.82 feet to a pin found in the division line between Lots 1.01 and 1.02, said Block and Plan; thence

(3) Along said division line, North 07 degrees 01 minutes 31 seconds West, a distance of 279.80 feet to a point in the southerly line of Wolfert Station Road, aforementioned; thence

Continued

(For Recorder's Use Only) CONSIDERATION: \$364,900.00 EXEMPT CODE: Y

Prepared by:

JOEL C. MOYER, ESQ.

County	State	N.P.N.R.F.	Total
\$365.37	\$912.13	\$322.50	
P.H.P.F.A.	E.A.A.		
\$182.50	\$439.50		\$2,222.00
GEN PURP	C) \$1M		
\$.00	\$.00		
N.J. LTRC	Date: 8/04/2004		

103PD - Deed - Bargain and Sale

(4) Along said southerly line, Bearing 82 degrees 58 minutes 29 seconds East, a distance of 143.55 feet to the point and place of Beginning.

BEING Lot 1.2 in Block 104 as shown on a Plan of Subdivision of Lot 1 in Block 104, prepared by Sullivan Associates, Inc. and Dennis C. Atwell & Associates, Inc., dated 10-5-92, last revised 11-10-92.

FOR INFORMATIONAL USE ONLY:

ALSO KNOWN AS 157 West Wolfert Station Road, East Greenwich Township, New Jersey.

ALSO KNOWN AS Block 104, Lot 1.02, on the municipal tax map.

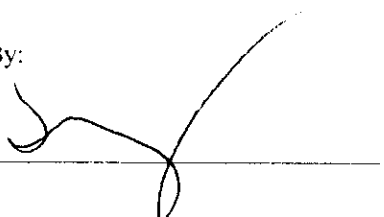
BEING THE SAME lands and premises which became vested in Frederick J. Balbirer and Linda M. Balbirer, Husband and Wife, by Deed from HHC, Inc., a corporation of the Commonwealth of Pennsylvania, dated 12-8-93, recorded 12-21-93, in Book 2379, Page 36.

C:\DEED\2438

The street address of the Property is: 157 West Wolfert Station Road, Mickleton, New Jersey 08056.

4. **Promises by Grantor.** 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 any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).
5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed By:



Frederick J. Balbirer (Seal)
FREDERICK J. BALBIRER

Linda M. Balbirer (Seal)
LINDA M. BALBIRER

STATE OF NEW JERSEY, COUNTY OF Gloucester SS:
I CERTIFY that on July 30, 2004

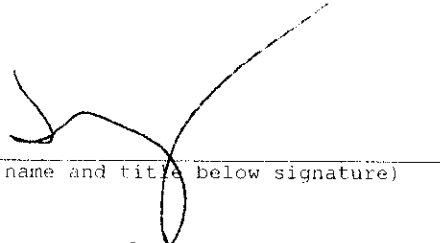
FREDERICK J. BALBIRER and LINDA M. BALBIRER, his wife,
personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$ 364,900.00 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.)

RECORD AND RETURN TO:

FRANKLIN TITLE AGENCY
507 North Main Street
Glassboro, NJ 08028
F. 23469

(Print name and title below signature)



Joel C. Moyer
Attorney at Law
of the State of New Jersey