

Prepared By:



Robert J. Wiltsee, Esquire

Booklet: 00049442

Pages: 4

James N. Hogan, Gloucester County Clerk

Receipt #: 494798 02:36:23P Dec 31, 2015

Recording Fee: 70.00 DB 5412 207

DEED

This Deed is made on

December 29, 2015

BETWEEN RYAN A. DELUCAS and DANIELLE A. KENNELLY

whose address is 940 Mannington Drive, Williamstown, New Jersey 08094

referred to as Grantor.

AND JASON IRLICH

whose post office address is 940 Mannington Drive, Williamstown, New Jersey 08094

referred to as Grantee.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to Grantee. This transfer is made for the sum of **THREE HUNDRED NINE THOUSAND NINE HUNDRED (\$309,900.00) DOLLARS**

Tax Map Reference. (N.J.S.A. 46:26A-3) Municipality of Township of Monroe

Block No. 129.202 Lot No. 35 Account No.

☐ No property tax identification number is available on the date of this deed. (Check Box if applicable)

Property. 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:

SEE ATTACHED LEGAL DESCRIPTION

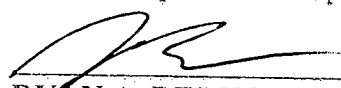
BEING the same land and premises which became vested in Ryan A. Delucas and Danielle A. Kennelly, by Deed from American Homes of Maryland, dated December 17, 2014, recorded January 7, 2015 in Deed Book 5275 at Page 39 of the Gloucester County Clerk's/Register's Office.

SUBJECT to all easements, ordinances and restrictions of record.

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).

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

Witnessed by:

 (Seal)
RYAN A. DELUCAS

 (Seal)
DANIELLE A. KENNELLY

HOFFMAN DIMUZIO

1739-1753 Delsea Drive, Franklinville, New Jersey 08322

Consideration: 309,900.00 Tax/Code: S
 County: 310.00 State: 775.00
 NJAHIF: 240.00 PHFA: 155.00
 EAA: 313.00
 GenFun: .00
 CASH: .00 REALTY TOTAL: 1,793.00

213-32333
 RECORD & RETURN TO:
 FOUNDATION TITLE, LLC
 57 EUGENE STREET
 WOODBURY, NJ 08096
 (856) 853-0083



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)

Names(s)

Ryan A. Delucas and Danielle A. Kennelly

Current Resident Address:

Street: 940 Mannington Drive 549 Jarvis Rd
City, Town, Post Office: Erial State: NJ Zip Code: 08081

PROPERTY INFORMATION (Brief Property Description)

Block(s): 129.202 Lot(s): 35 Qualifier:

Street Address:
940 Mannington Drive

City, Town, Post Office: Williamstown State: NJ Zip Code: 08094

Seller's Percentage of Ownership: 100% Consideration: \$309,900.00 Closing Date: 12/29/15

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 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.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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.

12/29/15

Date

12/29/15

Date

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

WFG National Title Insurance Company

File Number: 213-32333

DB 5412 209
DOCKET# 00049442

SCHEDULE C ALTA COMMITMENT

LEGAL DESCRIPTION

ALL that certain tract or parcel of land, situated, lying and being in the Township of Monroe, County of Gloucester, State of New Jersey, more particularly described as follows:

BEGINNING at a point in the Southerly line of Mannington Drive, distant 85.00 feet from the Easterly end of a connecting curve joining the Easterly line of Ripley Court with the Southerly line of Mannington Drive, said point being a common corner to Lots 34 and 35 in Block 129.0202 as shown on plan hereinafter mentioned; thence

(1) South 08 degrees 46 minutes 30 seconds West a distance of 206.00 feet to a point for a corner common to Lots 33, 34 and 35 on said block and plan; thence

(2) Along the line of Lot 33 in said block, South 81 degrees 13 minutes 30 seconds East a distance of 100.00 feet to a point for a corner; thence

(3) North 08 degrees 46 minutes 30 seconds East a distance of 207.00 feet to a point in the Southerly line of Mannington Drive; thence

(4) Along said line of Mannington Drive on a curve to the right with a radius of 455.00 feet an arc distance of 30.23 feet to a point of tangency; thence

(5) Continuing along the Southerly line of Mannington Drive North 81 degrees 13 minutes 30 seconds West a distance of 69.80 feet to the point and place of BEGINNING

BEING LOT 35 IN BLOCK 129.0202 as shown on "Plan of Lots, Lands of Richmond American Homes of P.A. Inc., Willowoods - Section 3, Plate 129, Block 12901, Part of Lot 38, Township of Monroe, County of Gloucester, New Jersey" filed December 15, 2005 in the office of the Gloucester County Clerk as Map Number 4010.

NOTE: Being Lot: 35, Block: 129.202; Tax Map of the Township of Monroe, County of Gloucester, State of New Jersey.

NOTE FOR INFORMATION ONLY: Mailing Address is 940 Mannington Dr, Williamstown, NJ 08094-8804

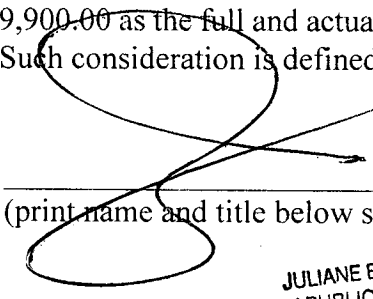
NOTE: Lot and Block shown for informational purposes only.

STATE OF NEW JERSEY, COUNTY OF *Glanaster* SS.:

I CERTIFY that on *December 29, 2015*

RYAN A. DELUCAS and DANIELLE A. KENNELLY 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 \$309,900.00 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. 46:26A-3.)


(print name and title below signature)

JULIANE BRUYNELL
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES FEB. 23, 2019

DEED

RYAN A. DELUCAS
and DANIELLE A. KENNELLY

Record and Return to:

TO

JASON IRLICH