

DOCKET#:20679 Type:ERX-Deed
PAGES:5

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 439300 01:41:02 PM

06/05/2015
DB 5327 71

Fee:\$ 70.00

CONSIDERATION:\$ 167,500.00 Tax/Code:BLIND/DIS/LOW INC UNDER 350K

COUNTY:	167.50	STATE :	0.00
NJAHTF :	26.25	EAA :	0.00
PHPFA :	0.00	GEN PURP	0.00
1% OVER	0.00		

REALTY TOTAL: \$ 193.75

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

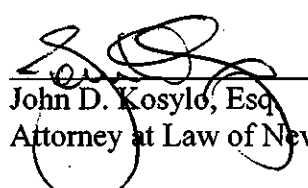
GLOUCESTER COUNTY RECORDING DATA PAGE

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

RECORD & RETURN TO:
SIMPLIFILE

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

Prepared by:


John D. Kosylo, Esq.
Attorney at Law of New Jersey

DEED

This Deed is made on May 29, 2015, between

AUDREY J. HIGHLEY, whose address is 107-111 Cornell Road, Glassboro, New Jersey 08028, referred to as the "Grantor",

and

CHRISTOPHER ALBERT LAWRENCE and LISA M. LAWRENCE and CHRISTOPHER ALEX LAWRENCE, whose address is about to be 107-111 Cornell Road, Glassboro, New Jersey 08028, referred to as "Grantee",

The Grantor grants and conveys ownership of the property described below to the Grantee for the sum of **One Hundred Sixty Seven Thousand Five Hundred and 00/100 Dollars (\$167,500.00)**.

By signing this Deed, the Grantor acknowledges receipt of this money/consideration.

The property being transferred is known as **107-111 Cornell Road, Glassboro, New Jersey 08028**.

~~It is identified as Block 20, Lots 16 and 17~~ **BLOCK 92, LOTS 16 & 17** on the Official Tax Map of the Borough of Glassboro, County of Gloucester and State of New Jersey. The legal description is:

LAND AND PREMISES situate in the Borough of Glassboro, County of Gloucester and State of New Jersey as follows:

BEGINNING on the Northeasterly side of Cornell Road (50 feet wide) at a distance of 150 feet Northwestwardly from the Northwesterly side of Princeton Road (50 feet wide) containing in front Northwestwardly 150 feet and extending of that width in depth Northeastwardly between parallel lines at right angles to the said Cornell Road 160 feet.

BEING known and designated as Lots 19, 20 and 21, Block 7, Section A on plan entitled "Plan of Sections A and D Chestnut Ridge Estates" and duly filed in the Gloucester County Clerk's Office on March 28, 1910 as Map No. 285.

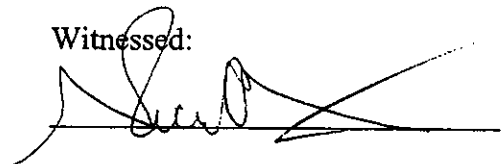
Being the same land, parcel and premises that became vested in Ralph J. Highley and Audrey J. Highley, his wife, by Deed from Carmen J. Ferrara and Theresa M. Ferrara, his wife and Raymond Ferrara, Single man dated September 4, 1969 and recorded September 8, 1969 in the Gloucester County Clerk's Office in Deed Book 1171, Page 514..

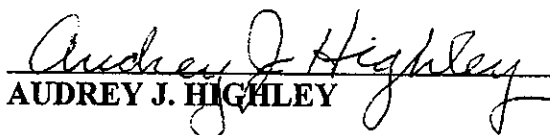
AND the said Ralph J. Highley departed this life on January 28, 2006, a resident of Gloucester County, wherein and whereby title became vested in Audrey J. Highley, his Wife, by right of survivorship.

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" as defined in 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 entered against the Grantor.

The Deed is signed by the Grantor as of the date at the top of the first page.

Witnessed:



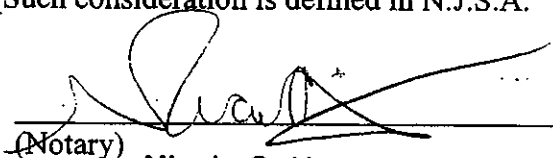

AUDREY J. HIGHLEY

STATE OF NEW JERSEY

COUNTY OF Gloucester SS:

I certify that on May 29, 2015, AUDREY J. HIGHLEY, personally came before me and stated that she:

- a) Was the maker of this deed; and
- b) executed this deed as her own act; and
- c) made this deed for \$167,500.00 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).



(Notary)

Nicole C. Hantman

ID # 2423729

NOTARY PUBLIC

STATE OF NEW JERSEY

My Commission Expires Aug. 07, 2017

DEED:

AUDREY J. HIGHLEY

to

CHRISTOPHER ALBERT LAWRENCE and LISA M. LAWRENCE and
CHRISTOPHER ALEX LAWRENCE

107-111 Cornell Road
Glassboro, New Jersey 08028
Borough of Glassboro, County of Gloucester
Block 92, Lots 16 and 17

RECORD AND RETURN TO:

J# 15NJ00666
CHARGE, RECORD RETURN
TRIDENT LAND TRANSFER CO. NJ
3 EXECUTIVE CAMPUS
SUITE 100
CHERRY HILL, NJ 08002



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)

AUDREY J. HIGHLEY

Current Resident Address:

Street: 1920 West Boulevard
 City, Town, Post Office: Malaga State: NJ Zip Code: 08328

PROPERTY INFORMATION (Brief Property Description)

Block(s) Lot(s) Qualifier
 92 16 AND 17

Street Address:

107-111 CORNELL ROAD

City, Town, Post Office: GLASSBORO State: NJ Zip Code: 08028

Seller's Percentage of Ownership Consideration Closing Date
 100% \$167,500.00 5-29-15

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).
8. ☐ No non-like kind property received.
9. ☐ 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.
10. ☐ 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.
11. ☐ 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.

5/29/15

Date

Audrey J. Highley
 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

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

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 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 Gloucester } SS. County Municipal Code
0806

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____MUNICIPALITY OF PROPERTY LOCATION GLASSBORO

*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, AUDREY J. HIGHLEY, being duly sworn according to law upon his/her oath,
(Name)deposes and says that he/she is the GRANTOR in a deed dated 5-29-15 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)real property identified as Block number 92 Lot number 16 AND 17 located at
107-111 CORNELL ROAD and annexed thereto.
(Street Address, Town)(2) CONSIDERATION \$ 167,500.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

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

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

Total Assessed Valuation + Director's Ratio = Equalized Assessed 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 valuation.

(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.

(5) PARTIAL EXEMPTION FROM FEE (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 State portions of the Basic, Supplemental, and General Purpose Fees, 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 years of age or over. * (Instruction #9 on reverse side for A or B)
- 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 persons, or disabled persons must also meet all of the following criteria:

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

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

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

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
- ☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.
- ☐ Not previously used for any purpose. ☐ NEW CONSTRUCTION printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
- ☐ No contributions to capital by either grantor or grantee legal entity.
- ☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce 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 29 day of May, 2015Nicole C. Hantman
ID # 2423729

NOTARY PUBLIC

STATE OF NEW JERSEY

My Commission Expires Aug. 07, 2017

Audrey J. Highley
Signature of Deponent107-111 CORNELL ROAD
GLASSBORO, NJ 08028

Deponent Address

AUDREY J. HIGHLEY

Grantor Name

107-111 CORNELL ROAD
GLASSBORO, NJ 08028

Grantor Address at Time of Sale

XXX-XXX- 878

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO 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/lpt/localtax.htm