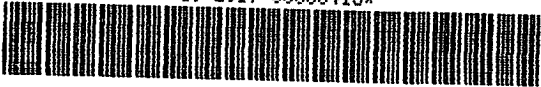


RECORD AND RETURN TO
FOUNDATION TITLE, LLC
57 EUCLID STREET
WOODBURY NJ 08096
853-853-0083

20-113357

Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk		Official Use Only – Barcode *60 2019 00000413*  Docket: 00000413 Type:DEE Pages:5 James N. Hogan, Gloucester County Clerk Receipt#:793671 02:10:00P Jan 04, 2019 Recording Fee: 80.00 DB 6012 191	
Official Use Only – Record & Return		Official Use Only – Realty Transfer Fee Consideration: 135,000.00 Tax/Code: B County: 135.00 State : .00 NJAHF: .00 PHPFA : .00 EAA : .00 GenPur: .00 C)\$1H : .00 REALTY TOTAL: 135.00	
Date of Document: ON THE 21st DAY OF December, 2018		Type of Document: DEED	
First Party Name: Teresa L. Chandler		Second Party Name: Thomas W. Longacre	
Additional Parties: [Enter Data]			

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 53	Lot: 4.02
Municipality: Washington Township	
Consideration: \$135,000.00	
Mailing Address of Grantee: ~~133 Covered Bridge Court, Sewell, NJ 08080~~ <i>5 Larkspur Drive, Sicklerville, NJ 08081</i>	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

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

DEED

This Deed is made on December 21, 2018, between

TERESA L. CHANDLER, whose address is 133 Covered Bridge Court, Sewell, New Jersey 08080, referred to as the "Grantor",

and

THOMAS W. LONGACRE, whose address is 5 Larkspur Drive, Sicklerville, New Jersey 08081, referred to as "Grantee",

The Grantor grants and conveys ownership of the property described below to the Grantee for the sum of **One Hundred Thirty Five Thousand and 00/100 Dollars (\$135,000.00)**.

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

The property being transferred is known as **133 Covered Bridge Court, Sewell, New Jersey 08080**.

It is identified as **Block 53, Lot 4.02, Qualifier C0133 on the Official Tax Map of the Township of Washington, County of Gloucester and State of New Jersey**. The legal description is:

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

And other appurtenances thereto, in fee simple, subject to the provisions of the New Jersey Condominium Act (R.S. 46:8B-1, et seq.) its amendments, supplements, and to the provisions of that certain Master Deed of Canterbury Mews Condominium (formerly known as Covered Bridge Estates Condominiums), dated June 26, 1985, and recorded in the Office of the Clerk of Gloucester County, on April 9, 1986 in in Book of Deeds 1541 for said County at Page 826, and a certain Amendment to Master Deed of Canterbury Mews Condominiums dated June 21, 1988, and recorded in the Office of the Clerk of Gloucester County on July 5, 1988, in Book of Deeds 1755, for said County at Page 155, which real property is more particularly described as Unit #133 in said Condominium together with other appurtenances to said Unit, which Unit and appurtenances have been more specifically defined in the Master Deed which is comprised of premises known as Lot 4B, Block 53 on the Tax Map of the Township of Washington, New Jersey and depicted on certain Exhibits thereto, and including the fee in an undivided .259% interest in the General Common Elements of said Condominium appurtenant to said Unit.

Being the same land, parcel and premises that became vested in Teresa L. Chandler, a widow, by deed from Teresa L. Chandler, a widow, and Brenda Lauren Iamurri, a married woman, dated April 2, 2011, recorded April 7, 2011 in the Gloucester Clerk's/Register's Office in Deed Book 4859, Page 122.

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 be entered against the Grantor.



State of New Jersey

GIT/REP-3
(9-2015)

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

TERESA L. CHANDLER

Current Street Address

2105 Ferndale Ct

City, Town, Post Office Box

Mt Laurel

State

NJ

Zip Code

08054

PROPERTY INFORMATION

Block(s)

Lot(s)

Qualifier

53

4.02

C0133

Street Address

133 COVERED BRIDGE COURT

City, Town, Post Office Box

SEWELL

State

NJ

Zip Code

08080

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$135,000.00

\$135,000.00

12/21/18

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☒ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is 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 is not required to make an estimated gross income tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated 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 and report the recognized gain.
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred 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 real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller 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 is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

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 may 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 a 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.

12-21-18

Date

Teresa L. Chandler

Signature

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

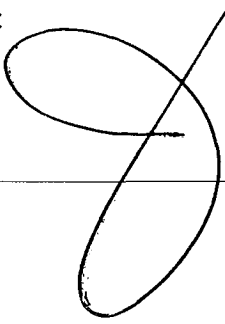
Date

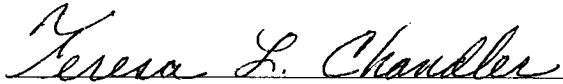
Signature

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

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

Witnessed:




TERESA L. CHANDLER

STATE OF NEW JERSEY

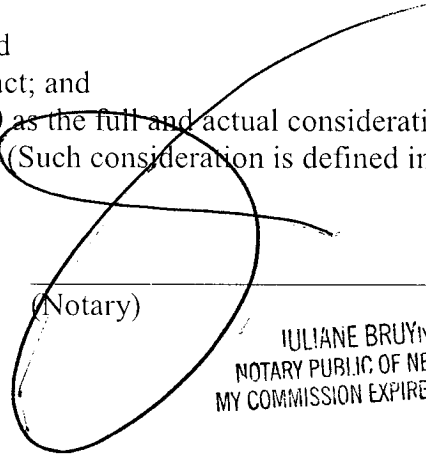
SS:

COUNTY OF

I certify that on December 21, 2018, **TERESA L. CHANDLER**, 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 \$135,000.00 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).

(Notary)


JULIANE BRUYNELL
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 2/23/2019

DEED:

TERESA L. CHANDLER
to
THOMAS W. LONGACRE

133 Covered Bridge Court
Sewell, New Jersey 08080
Township of Washington, County of Gloucester
Block 53, Lot 4.02, Qualifier C0133

RECORD AND RETURN TO:

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

0818

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

MUNICIPALITY OF PROPERTY LOCATION WASHINGTON TWP

*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, TERESA L. CHANDLER, being duly sworn according to law upon his/her oath,

(Name)

deposes and says that he/she is the GRANTOR in a deed dated 12/26/18 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 53 Lot number 4.02 located at

133 COVERED BRIDGE COURT, SEWELL

and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$ 135,000.00 (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 21 day of Dec, 20 18

JULIANE BRUYNELL
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 2-23-2019

Teresa L. Chandler
Signature of Deponent

133 COVERED BRIDGE COURT
SEWELL, NJ 08080

Deponent Address

xxx-xxx- 349

Last three digits in Grantor's Social Security Number

TERESA L. CHANDLER
Grantor Name

133 COVERED BRIDGE COURT
SEWELL, NJ 08080

Grantor Address at Time of Sale

Markus Lee LLC
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