



E-recorded

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PAGES:5

HONORABLE JAMES N. HOGAN  
GLOUCESTER COUNTY CLERK  
RECEIPT#: 908190    10:23:31 AM

08/18/2020  
DB 6324 286

Fee:\$    70.00

CONSIDERATION:\$ 390,000.00      Tax/Code:STANDARD OVER 350K

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|          |        |          |        |
|----------|--------|----------|--------|
| COUNTY:  | 390.00 | STATE :  | 975.00 |
| NJAHTF : | 360.00 | EAA :    | 497.00 |
| PHPFA :  | 195.00 | GEN PURP | 702.00 |
| 1% OVER: | 0.00   |          |        |

REALTY TOTAL: \$ 3,119.00

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GRANTEE ADDRESS: 143 JUNIPER LANE

SWEDESBORO  
NJ -08085

DOCUMENT DATE: 08/10/2020

MUNICIPALITY: WOOLWICH    BLOCK: 3.07    LOT: 32

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**PARTIES:**

FIRST PARTY-DANIEL F CREEDON III  
ADDITIONAL PARTY-PENNY M CREEDON  
SECOND PARTY-DOUGLAS B HARRIS  
ADDITIONAL PARTY-KATHLEEN M HARRIS

RECORD & RETURN TO:  
SIMPLIFILE

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  
HONORABLE JAMES N. HOGAN, COUNTY CLERK

Prepared by William G. Sokol, Esq.

DEED

This Deed is made:

8/10/20

**BETWEEN** Daniel F. Creedon, III and Penny M. Creedon, husband and wife, whose address is 143 Juniper Lane, Woolwich Township, NJ 08085, GRANTOR

**AND** Douglas B. Harris and Kathleen M. Harris, <sup>H/W</sup> whose address is 143 Juniper Lane Swedesboro NJ 08085 GRANTEE

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

**Transfer and Ownership:** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of THREE HUNDRED NINETY THOUSAND DOLLARS (\$390,000.00). The Grantor acknowledges receipt of this money.

**Tax Map Reference:** (N.J.S.A. 46:15-2.1) Woolwich Township, County of Gloucester, Block 3.07, Lot 32.

**Property:** 143 Juniper Lane, Woolwich Township, NJ 08085. The property consists of the land and all the buildings and structures on the land in Woolwich Township, County of Gloucester and State of New Jersey. The legal description is attached hereto as Schedule A.

**Being:** The same land and premises vested in Daniel F. Creedon, III and Penny Creedon, husband and wife by the following:

Daniel F. Creedon, III and Penny Creedon, husband and wife by deed from Fieldstone Associates LP, a Pennsylvania Limited Partnership, dated December 14, 2001, recorded January 7, 2002 in the Gloucester Clerk's/Register's Office in Deed Book 3362, Page 76.

**Promises:** 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 legal rights which effect 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.

LEGAL DESCRIPTION

**SCHEDULE A**

**Foundation Title, LLC - Woodbury**  
a Policy Issuing Agent for **Fidelity National Title Insurance Company**  
File No. 213-149787

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

BEING Lot 32, Block 3.07, on Subdivision Plan-Phase VIII, Section 31, Poplar Point at Weatherby, filed in the Gloucester County Clerk's Office as Map No. 3107.

**NOTE FOR INFORMATION:**

**BEING known as 143 Juniper Lane, Woolwich Township, Gloucester County, State of New Jersey, Block 3.07, Lot 32 on the tax map of Woolwich Township.**

NOTE FOR INFORMATION: The mailing address of the premises is 143 Juniper Lane, Woolwich Township (a/k/a Swedesboro), NJ 08085.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

GIT/REP-3  
(8-19)  
(Print or Type)

State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)

Daniel F. Creedon, III and Penny Creedon, husband and wife

Current Street Address

143 Juniper Lane  
Swedesboro

City, Town, Post Office

State NJ

ZIP Code 08085

**Property Information**

Block(s)

Lot(s)

Qualifier

3.07

32

Street Address

143 Juniper Lane

City, Town, Post Office

State NJ

ZIP Code 08085

Woodwich Township

Swedesboro

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$ 390,000.00

390,000.00

8/10/20

**Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

**Seller's Declarations**

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.

Date

8/10/20

Date

Signature (Seller)

*[Signature]*

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Indicate if Power of Attorney or Attorney in Fact

  
 Witness Signature  
 Printed Name: Sharon Kessler

  
 Daniel F. Creedon, III

  
 Witness Signature  
 Printed Name: Sharon Kessler

  
 Penny M. Creedon

State of NJ, County of Gloucester SS:

I Certify that on 8/10 2020, Daniel F. Creedon, III and Penny M. Creedon, husband and wife, personally came before me and acknowledged under oath, to my satisfaction, that this 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 \$390,000.00 as 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 Stamp/Seal

SHARON L. KESSLER  
 Notary Public of New Jersey  
 My Commission Expires September 18, 2023

  
 Notary Signature

SHARON L. KESSLER  
 Notary Public of New Jersey  
 My Commission Expires September 18, 2023

| DEED                                                                                                                     | DATE: 8/10/2020                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| Daniel F. Creedon, III and Penny Creedon, husband and wife, Grantor to Douglas B. Harris and Kathleen M. Harris, Grantee | Record and Return to:<br>RECORD AND RETURN TO:<br>FOUNDATION TITLE, LLC<br>57 EUCLID STREET<br>WOODBURY NJ 08096 |

213-149787