



DOCKET#:21405 Type:ERX-Deed
PAGES:6

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 897166 09:10:15 AM

06/08/2020
DB 6290 50

Fee:\$ 80.00

CONSIDERATION:\$ 485,000.00 Tax/Code:BLIND/DIS/LOW INC OVER 350K

COUNTY:	485.00	STATE :	0.00
NJAHTF :	502.50	EAA :	0.00
PHPFA :	0.00	GEN PURP	873.00
1% OVER	0.00		

REALTY TOTAL: \$ 1,860.50

GRANTEE ADDRESS: 45 HUNTERS CREEK CIR

MULLICA HILL
NJ-08062

DOCUMENT DATE: 06/02/2020

MUNICIPALITY: HARRISON BLOCK: 31.02 LOT: 24

PARTIES:

FIRST PARTY-THOMAS F ECKERT
SECOND PARTY-AMY CRINITI
ADDITIONAL PARTY-ANTHONY CRINITI

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 A. Rodio, Esquire

DEED

This Deed is made on June 2, 2020 and Delivered June 5, 2020

BETWEEN

Thomas F. Eckert

whose address is

45 Hunters Creek Circle

Mullica Hill, NJ 08062

referred to as the **Grantor**.

AND

Anthony Criniti and Amy Criniti

whose post office address is going to be

45 Hunters Creek Circle, Mullica Hill, NJ 08062

referred to as the **Grantee**.

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

TRANSFER OF TITLE. The grantor does hereby grant and convey the property described below to the Grantee.

CONSIDERATION This transfer of ownership is made for the sum and consideration of **\$485,000.00**. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:26A-3) Municipality of Township of Harrison

Block No. **31.02** Lot No. **24**

☐ 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 **Township of Harrison, County of Gloucester, and State of New Jersey.**

Please see attached Legal Description annexed hereto and made a part hereof.

The street address of the property is 45 Hunters Creek Cir, Mullica Hill, NJ 08062.

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Harrison, in the County of Gloucester, State of New Jersey:

BEGINNING at a point of tangency on the Easterly line of Hunters Drive (50 feet wide), said point being the Northerly terminus of a curve, with a radius of 25.00 feet, connecting said line with the Northerly line of Harrisonville-Richwood Road (County Route 618) 32 feet to the centerline, and continuing; thence

(1) Along the Easterly line of Hunters Drive, North 32 degrees 23 minutes 11 seconds West, a distance of 241.00 feet to a point of curvature; thence

(2) Along the said line curving to the right with a radius of 25 feet and an arc distance of 39.27 feet, to a point of tangency; thence

(3) Along the Southerly line of Hunters Creek Circle, North 57 degrees 36 minutes 49 seconds East, a distance of 125.00 feet to an iron pin; thence

(4) Along the division line between Lots 23 and 24, Block 31.02, South 32 degrees 23 minutes 11 seconds East, a distance of 296.42 feet to an iron pin; thence

(5) Along the Northerly line of Harrison-Richwood Road, South 58 degrees 18 minutes 21 seconds West, a distance of 117.89 feet to a point; thence

(6) Along same, South 57 degrees 36 minutes 49 seconds West, a distance of 7.12 feet to a point of curvature; thence

(7) Still along same curving to the right in a Northerly direction with a radius of 25.00 feet and a arc distance of 39.27 feet to the point and place of BEGINNING.

ALSO BEING known and designated as Lot 24 in Block 31.02 as set forth on a certain map entitled, "Hunter's Creek, Harrison Township, Gloucester County, New Jersey" situated in the Township of Harrison, County of Gloucester, State of NJ, being Map No. 3756 filed 08-14-2002 in the Gloucester County Clerk's Office.

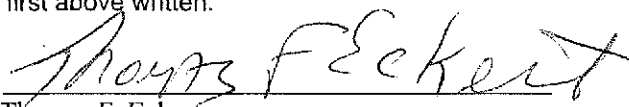
FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 24 in Tax Block 31.02 on the Official Tax Map of the Township of Harrison, Gloucester County, State of NJ.

FOR INFORMATION PURPOSES ONLY: The mailing address is: 45 Hunters Creek Circle, Mullica Hill, NJ 08062.

BEING THE SAME LAND AND PREMISES which became vested in **Thomas F. Eckert** by Deed from LaSalle Bank National Association, as Trustee for Merrill Lynch, First Franklin Mortgage Loan Trust, Mortgage Loan Asset Backed Certificates Series 2007-3, By Home Loan Services, Inc., its Attorney in Fact,, dated 12-10-2008, recorded 01-02-2009 in the Gloucester County Clerk/Register's Office in Deed Book 4617, Page 110..

PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

SIGNATURES. The Grantor signs this Deed as of date first above written.


Thomas F. Eckert

~INDIVIDUAL ACKNOWLEDGMENT~

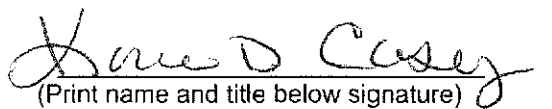
STATE OF NJ

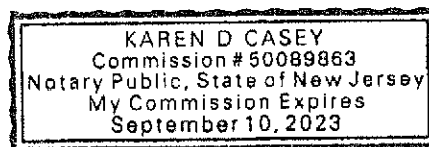
COUNTY OF GLOUCESTER

} SS.

I CERTIFY that on 6/2/2020, Thomas F. Eckert 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 \$485,000.00 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.)


(Print name and title below signature)
Karen D. CASEY



GIT/REP-3

(8-19)

(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Thomas F. Eckert

Current Street Address

100 Griffin Road

City, Town, Post Office

Mullica Hill

State

NJ 08062

ZIP Code

Property Information

Block(s)

31.02

Lot(s)

24

Qualifier

Street Address

45 Hunters Creek Cir

City, Town, Post Office

Township of Harrison

State

NJ

ZIP Code

08062

Seller's Percentage of Ownership

100%

Total Consideration

\$485,000.00

Owner's Share of Consideration

\$485,000.00

Closing Date

June 5, 2020

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.

6/2/2020

Date

Thomas F Eckert MD

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

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 } SS County Municipal Code

COUNTY GLOUCESTER

0808

FOR RECORDER'S USE ONLY

 Consideration \$ _____
 RTF paid by Seller \$ _____
 Date _____ By _____
MUNICIPALITY OF PROPERTY LOCATION; Township of Harrison *Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

 Deponent, Frank R. Semiraglio being duly sworn according to law upon his/her oath,
 deposes and says that he/she is the Officer of Title Company in a deed dated June 2, 2020 transferring
 (Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

 real property identified as Block number 31.02 Lot number 24 located at
45 Hunters Creek Cir, Mullica Hill and annexed thereto.

(2) CONSIDERATION \$485,000.00 (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:

(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 (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 Fee, 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 THE 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 (Instruction #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 (Instruction #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 2 Day of June this 2020

Signature of Deponent

45 Hunters Creek Cir, Mullica Hill

Deponent Address

xxx-xxx- 422

Last 3 digits in Grantor's Social Security Number

Thomas F. Eckert

Grantor Name

45 Hunters Creek Cir, Mullica Hill

Grantor Address at Time of Sale

Reliant Land Services, LLC

Name/Company of Settlement Officer

 Kelly A Burmylo
 NJ Notary Public
 Expires 1/20/2022

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- DIVISION OF TAXATION

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