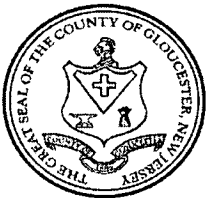


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode  Docket: 00001228 Type: DEE Pages: 6 James N. Hogan, Gloucester County Clerk Receipt #: 872101 01:13:57P Jan 09, 2020 Recording Fee: 90.00 DB 6221 16
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 205,000.00 Tax/Code: S County: 205.00 State: 512.50 NJAHF: 82.50 PHFFA: 102.50 EAA: 71.50 GenFur: .00 C) \$1M: .00 REALTY TOTAL: 974.00
Date of Document: 12/11/2019	Type of Document: Deed
First Party Name: Edward L. Petro, Irrevocable Trust dated October 17, 2012, Robert E. Petro and Debra L. Camporeale, Co-Trustees and Carole R. Petro, Irrevocable Trust dated October 17, 2012, Robert E. Petro and Debra L. Camporeale, Co-Trustees	Second Party Name: Mark J. Hutton
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 109	Lot: 17
Municipality: Pitman	
Consideration: \$205,000.00	
Mailing Address of Grantee: 1260 Williamstown Road, Franklinville, New Jersey 08322-2559	

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

GLOUCESTER COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.
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BT-18074

DB 6221
DOCKET# 00001228

17

BEACON TITLE SERVICES AGENCY
AGENCY, INC.
727 E LANDIS AVENUE
MILKLAND, NJ 08360

Prepared By: Robert A. Gleaner, Esq.
Robert A. Gleaner, Esq.

DEED

This Deed is made on December 11th, 2019, between

Edward L. Petro, Irrevocable Trust dated October 17, 2012, Robert E. Petro and Debra L. Camporeale, Co-Trustees and Carole R. Petro, Irrevocable Trust dated October 17, 2012, Robert E. Petro and Debra L. Camporeale, Co-Trustees
whose address is 2 Meadow Lark Court, Glassboro, NJ 08028-2708, referred to as the Grantor,
and

Mark J. Hutton

whose post office address is 1260 Williamstown Road, Franklinville, NJ 08322-2559
referred to as the Grantees.

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **TWO HUNDRED AND FIVE THOUSAND DOLLARS (\$205,000.00)**.
The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Borough of Pitman, County of Gloucester, State of New Jersey, Block No. 109, Lot No. 17.

PROPERTY. The property consists of the land and all the buildings and structures on the land in the Borough of Pitman, County of Gloucester, and State of New Jersey. The legal description is:

SEE ATTACHED EXHIBIT "A"

COMMONLY KNOWN AS: 401 N. Broadway, Pitman, NJ 08071-1036

BEING the same lands and premises conveyed to Edward L. Petro, Irrevocable Trust dated October 17, 2012, Robert E. Petro and Debra L. Camporeale, Co-Trustees and Carole R. Petro, Irrevocable Trust dated October 17, 2012, Robert E. Petro and Debra L. Camporeale, Co-Trustees by Deed from Edward L. Petro and Carole R. Petro, husband and wife, dated October 17, 2012, recorded October 19, 2012, in Deed Book 5010, Page 285 in the Gloucester County Clerk's/Register's Office.

SUBJECT to any operative easements, agreements, covenants, conditions, reservations, and restrictions of record and such state of facts as an accurate survey or inspection of the premises would disclose.

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).

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTIONGIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Debra L. Camporeale, Co-Trustee of Edward L. Petro and Carole R. Petro Irrevocable Trusts, both dated October 17, 2012

Current Street Address

2 Meadow Lark Court

City, Town, Post Office Box

Glassboro

State

NJ

Zip Code

08028

PROPERTY INFORMATION

Block(s)

109

Lot(s)

17

Qualifier

Street Address

401 N. Broadway

City, Town, Post Office Box

Pitman

State

NJ

Zip Code

08071

Seller's Percentage of Ownership

50%

Total Consideration

102,500.00

Owner's Share of Consideration

102,500.00

Closing Date

12/30/19

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.
8. ☐ Seller did not receive non-like kind property.
9. ☐ 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.
10. ☐ 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.
11. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
12. ☐ 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.
13. ☐ 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.
14. ☐ The property transferred is a cemetery plot.
15. ☐ 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.

12.11.19

Date

Debra L. Camporeale

Signature

DEBRA L. CAMPOREALE, CO-TRUSTEE

Signature

Date

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



State of New Jersey

GIT/REP-3
(9-2015)

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Robert E. Petro, Co-Trustee of Edward L. Petro and Carole R. Petro Irrevocable Trusts, both dated October 17, 2012

Current Street Address

2 Meadow Lark Court

City, Town, Post Office Box

Glassboro

State

NJ

Zip Code

08028

PROPERTY INFORMATION

Block(s)

109

Lot(s)

17

Qualifier

Street Address

401 N. Broadway

City, Town, Post Office Box

Pitman

State

NJ

Zip Code

08071

Seller's Percentage of Ownership

50%

Total Consideration

102,500.00

Owner's Share of Consideration

102,500.00

Closing Date

12/30/19

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.

Date

Date

Signature

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

Signature

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

CHICAGO TITLE INSURANCE COMPANY

File Number: BT-18074

SCHEDULE C

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Pitman, County of Gloucester, State of New Jersey, bounded and described as follows:

BEGINNING at the Northeasterly corner of Broadway and Woodland Avenue; thence

- 1) Northwardly in the line of Broadway, fifty and thirty-two one-hundredths feet; thence
- 2) Eastwardly, at right angles to Broadway 150 feet; thence
- 3) Southwardly and parallel with Broadway ninety-eight and forty-three one-hundredths feet to the Northerly line of Woodland Avenue; thence
- 4) Westwardly along said line, one hundred fifty-seven and fifty-two one-hundredths feet to the place of Beginning.

SAID Plot being Lot No. 18, Section A, on Map or Plan of Lot No. 4 as made for Harry M. Pancoast, by William C. Cattell and bearing dated of 1906.

NOTE: Being Lot(s) 17, Block: 109; Tax Map of the Borough of Pitman, County of Gloucester, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.

EXHIBIT "A"

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

WITNESSED BY:

Treva M. Miller
My Commission Expires 4/26/2020

Debra L. Camporeale
Debra L. Camporeale, Co-Trustee of
Edward L. Petro Irrevocable Trust, dated
October 17, 2012 and Co-Trustee of Carole R.
Petro Irrevocable Trust, dated October 17, 2012

Judith Black

Robert E. Petro
Robert E. Petro, Co-Trustee of
Edward L. Petro Irrevocable Trust, dated
October 17, 2012 and Co-Trustee of Carole R.
Petro Irrevocable Trust, dated October 17, 2012

STATE OF

COUNTY OF

North Carolina
Credell

My Commission Expires 4/26/20

I CERTIFY that on December 11, 2019, Debra L. Camporeale, Co-Trustee of both the Edward L. Petro Irrevocable Trust, dated October 17, 2012 and the Carole R. Petro Irrevocable Trust, dated October 17, 2012; 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 \$205,000 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.)

STATE OF NEW JERSEY

ss.:

COUNTY OF

CUMBERLAND

Treva M. Miller
TREVA M. MILLER
NOTARY PUBLIC STATE OF NORTH CAROLINA
MY COMMISSION EXPIRES 4/26/20

I CERTIFY that on December 19th, 2019, Robert E. Petro, Co-Trustee, Co-Trustee of both the Edward L. Petro Irrevocable Trust, dated October 17, 2012 and the Carole R. Petro Irrevocable Trust, dated October 17, 2012; 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 tier act and deed; and
- (c) made this Deed for \$205,000 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.)

JUDITH BLACK
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 10, 2022

Judith Black