

DEED

60 2012 00043577



This Deed is made on **OCTOBER 17, 2012**
BETWEEN

Docket: 00043577
Type: DEE Pages: 4
James N. Hogan, Gloucester County Clerk
Receipt #: 182032 12:30:25P Oct 19, 2012
Recording Fee: 70.00 DB 5010 285

EDWARD L. PETRO AND CAROLE R. PETRO, husband and wife
whose post office address is
21 Bryant Road, Turnersville, New Jersey 08012
referred to as the Grantor,

AND

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, as Tenants in Common with equal shares.
whose post office address is
21 Bryant Road, Turnersville, New Jersey 08012
referred to as the Grantee.

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

1. Transfer of Ownership. The Grantors grant and convey (transfers of ownership of) the property described below to the Grantees. This transfer is made for the sum of **One (\$1.00) Dollar**. The Grantors acknowledge receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of **Pitman Borough**
Block No. **109** Lot No. **17** Qualifier No. Account No.
☐ No property tax identification number is available on the date of this Deed. (Check box if applicable)

3. 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:
☐ Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

Situate in the Borough of Pitman, County of Gloucester and State of New Jersey. Being Lot 17 in Block 109 as shown on the official tax map of the Borough of Pitman. Commonly known as 401 N. Broadway.

Being the same property Tract 2 transferred to Edward L. Petro and Carole R. Petro, husband and wife, by Deed dated August 28, 1984 and recorded in the Gloucester County Clerk's Office on August 30, 1984 in Deed Book 1497, Page 1073&c.

Prepared by: (print signer's name below signature)

(For Recorder's Use Only)

DAVID R. THIERNAN, ESQ.

Consideration:	1.00	Tax/Code: E
County:	.00	State: .00
NJLHTF:	.00	PHPFA: .00
EAA:	.00	
GenPur:	.00	
CYFIR:	.00	
REALTY TOTAL:		.00

DEED - BARGAIN AND SALE
Plain Language



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)

EDWARD L. PETRO AND CAROLE R. PETRO, husband and wife

Current Resident Address:

Street: 21 BRYANT ROAD

City, Town, Post Office

TURNERSVILLE

State

NJ

Zip Code

08012

PROPERTY INFORMATION (Brief Property Description)

Block(s)

109

Lot(s)

17

Qualifier

Street Address:

401 N. BROADWAY

City, Town, Post Office

PITMAN BOROUGH

State

NJ

Zip Code

08071

Seller's Percentage of Ownership

100%

Consideration

\$1.00

Closing Date

10.17.12

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

10.17.12

Date

Signature

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

10.17.12

Date

Signature

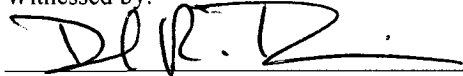
(Seller) Please indicate if Power of Attorney or Attorney in Fact

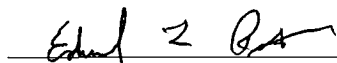
The street address of the Property is: **401 N. Broadway, Pitman, New Jersey 08071**

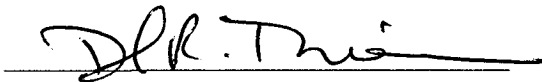
4. Promise by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's act" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its property corporation officers and its corporate seal is affixed.

Witnessed by:



 (Seal)
EDWARD L. PETRO



 (Seal)
CAROLE R. PETRO

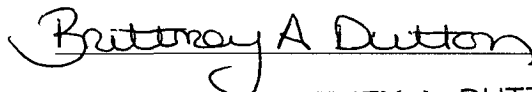
STATE OF NEW JERSEY, COUNTY OF *Atlantic*
I CERTIFY that on *October 17, 2012*

SS:

EDWARD L. PETRO AND CAROLE R. PETRO, husband and wife

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed; and
- (b) executed this Deed as his or her own act.


BRITTNEY A. DUTTON
NOTARY PUBLIC OF NJ
COMM. EXP. *6-30-14*

**Record and Return To:
David R. Thierman, Esq.
551 New Road
Somers Point, NJ 08244**

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 ATLANTIC } SS. County Municipal Code 0815

MUNICIPALITY OF PROPERTY LOCATION PITMAN BOROUGH

FOR RECORDER'S USE ONLY

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

*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, EDWARD L. PETRO, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the GRANTOR in a deed dated 10-17-12 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 109 Lot number 17 located at
401 N. BROADWAY, PITMAN and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (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.

FOR CONSIDERATION LESS THAN \$100.00

(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, #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 17 day of Oct, 20 12

BRITTNEY A. DUTTON
NOTARY PUBLIC OF NJ
COMM. EXP. 6-30-14

Edward L. Petro
Signature of Deponent

EDWARD L. PETRO
Grantor Name

21 Bryant Rd Turnersville NJ
Deponent Address

21 Bryant Rd Turnersville NJ
Grantor Address at Time of Sale

xxx-xxx-3578
Last three digits in Grantor's Social Security Number

DAVID R. THIERNAN, ESQ.
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 it 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's website at:
www.state.nj.us/treasury/taxation/lpt/localtax.shtml