



E-recorded

DOCKET#:19344 Type:ERX-Deed
PAGES:6

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1178118 12:56:53 PM

07/03/2024
DB 7030 208

Fee:\$ 80.00

CONSIDERATION:\$ 600,000.00 Tax/Code:BLIND/DIS/LOW INC OVER 350K

COUNTY:	600.00	STATE :	0.00
NJAHTF :	675.00	EAA :	0.00
PHPFA :	0.00	GEN PURP	1,130.00
1% OVER:	0.00		

REALTY TOTAL: \$ 2,405.00

GRANTEE ADDRESS: 1 EAST STOW ROAD

MARLTON
NJ -08053

DOCUMENT DATE: 06/26/2024

MUNICIPALITY: HARRISON BLOCK: 33 LOT: 9.11

PARTIES:

FIRST PARTY-DAVID DEBEAR
SECOND PARTY-LEGACY TREATMENT SERVICES INC

RECORD & RETURN TO:
ERECORDING PARTNERS NETWORK

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

Deed

①
16745851
Record and Return To:
Surety Title Company, LLC
11 Eves Drive, Suite 150
Marlton, NJ 08053

This Deed is made on June 26, 2024

Between

DAVID DEBEAR,

whose post office address is 317 Clems Run, Mullica Hill, New Jersey 08062,

referred to as the "Grantor",

and

LEGACY TREATMENT SERVICES, INC.,

whose post office address is 1 East Stow Road, Marlton, New Jersey 08053,

referred to as the "Grantee".

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

1. Transfer of Ownership. The grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This Transfer is made for the sum of SIX HUNDRED THOUSAND DOLLARS (\$600,000.00). The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:26A-3) Municipality of Township of Harrison, County of Gloucester, Block No. 33, Lot 9.11.

☐ 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 Township of Harrison, County of Gloucester, and State of New Jersey:

☒ Please see attached Legal Description annexed hereto and made a part hereof.
(check box if applicable)

(For Recorder's Use Only)

Prepared by:

Danielle Damore, Esquire

LEGAL DESCRIPTION

File No.: 167458ST-01

REVISED

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

BEGINNING at a point in the center line of Clems Run, f/k/a Ewan Road, (also known as Richwood-Aura Road), 49.50 feet wide) distant 584.15 feet Northwardly from the intersection of the center line of Clems Run with the intersection of the center line of the Harrisonville-Richwood Road (33 feet wide); thence

- 1) North 18 degrees 59 minutes 38 seconds West along the center line of Clems Run 125 feet to a point corner to lands now or formerly of Starling; thence**
- 2) North 73 degrees 16 minutes 54 seconds East along lands now or formerly of Starling 663.88 feet to a point in the line of lands now or formerly of Hoshowsky; thence**
- 3) South 17 degrees 14 minutes 03 seconds East along lands now or formerly of Hoshowsky 43.58 feet to a point for a corner; thence**
- 4) North 73 degrees 35 minutes 38 seconds East still along lands now or formerly of Hoshowsky 15.73 feet to a point corner to lands now or formerly of A. Sandone; thence**
- 5) South 15 degrees 44 minutes 35 seconds East along lands now or formerly of A. Sandone 81.25 feet to a point for a corner; thence**
- 6) South 73 degrees 16 minutes 54 seconds West 673.66 feet to the point and place of Beginning.**

The foregoing description has been drawn in accordance with a survey made by Clancy & Associates, Inc., dated April 4, 2024.

FOR INFORMATIONAL PURPOSES ONLY:

BEING premises No. 317 Clems Run.

BEING Tax Block: 33, Tax Lot: 9.11

BEING the same land and premises which became vested in David DeBear, by deed from Bartola Lina Scarpaci f/k/a Bartola Lina Nichols, dated 9/3/2014, recorded 9/5/2014, in the Gloucester County Clerk/Register's Office in Deed Book 5230, Page 1.

The address of the property is: 317 Clems Run, Mullica Hill, New Jersey 08062.

4. 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).

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 proper corporate officers and its corporate seal is affixed. (Print name below each signature).

Attested by:

GRANTOR:

BY 
DAVID DEBEAR

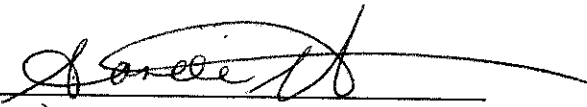
ACKNOWLEDGMENT

STATE OF NJ
COUNTY OF Burlington

I certify that on this 26th day of June , 2024, **DAVID DEBEAR**, came before me and stated that:

- a) He/ She is the maker of this deed; and
- b) executed this deed as his/her own act; and
- c) made this deed for \$600,000.00 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).

SANDI MERRYFIELD
Notary Public of New Jersey
Commission Expires May 16, 2029
Commission #2060564


(Notary)

RECORD AND RETURN TO:

GIT/REP-3

(11-23)

(Print or type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

David Debear

Current Street Address

PO Box 414

City, Town, Post Office

Cape May Point

State

NJ

ZIP Code

08212

Property Information

Block(s)

33

Lot(s)

9.11

Qualifier

Street Address

317 Clems Run

City, Town, Post Office

Harrison Township

State

NJ

ZIP Code

08062

Seller's Percentage of Ownership

100%

Total Consideration

\$600,000.00

Owner's Share of Consideration

\$600,000

Closing Date

6/27/2024

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

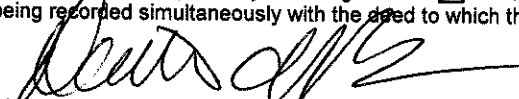
- ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
- ☒ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
- ☐ 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.
- ☐ 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.
- ☐ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
- ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
- ☐ 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.
- ☐ 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.
- ☐ The property transferred is a cemetery plot.
- ☐ 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.
- ☐ 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.
- ☐ 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 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 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.

6/26/2024

Date



Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

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 Municipal Code

0808

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

COUNTY OF Gloucester

MUNICIPALITY OF PROPERTY LOCATION Harrison Township *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, Margaret Rosenthal (Name), 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 26, 2024 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 33 Lot number 9.11 located at
317 Clems Run, Mullica Hill, NJ, 08062 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$600,000.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is 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 (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by P.L. 1968, c. 49 as amended through P.L. 2004, c. 66, 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 P.L. 1975, c. 176, P.L. 2004 c. 113, P.L. 2004, and C. 66, 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) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

☐ Intercompany transfer between combined group members as part of the unitary business
☐ Combined group NU ID number (Required)

(9) 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 P.L. 1968, c. 49 as amended through P.L. 2006, c. 33.

Subscribed and sworn to before me
this 27 day of June, 2024

Susan K. Brandley

David Debear
Signature of Deponent

c/o Surety Title Company
11 Eves Dr Marlton NJ 08062
Deponent Address

317 Clems Run Mullica Hill NJ 08062
Grantor Name

Grantor Address at Time of Sale

SUSAN K. BRANDLEY

Notary Public, State of New Jersey
Comm. No. 2346347

My Commission Expires June 27, 2026

XXX-XX-X

Last 3 digits in Grantor's Social Security Number

Peggy Rosenthal

Surety Title Company, 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