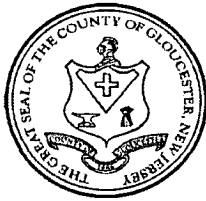
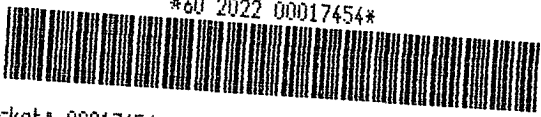
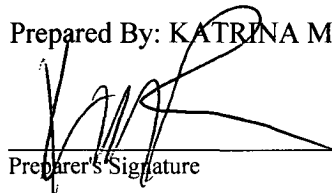


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2022 00017454*  Docket: 00017454 Type: DEE Pages: 7 James N. Hogan, Gloucester County Clerk Receipt #: 1039219 02:05:53P Apr 18, 2022 Recording Fee: 100.00 DB 6665 43
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 10.00 Tax/Code: E County: .00 State: .00 NJAHF: .00 PHPFA: .00 EAA: .00 GenPur: .00 C) \$1M: .00 REALTY TOTAL: .00
Date of Document: March 28, 2022	Type of Document: Deed
First Party Name: Lawrence J. Schwarz & Catherine Schwarz	Second Party Name: Lawrence J. Schwarz, Catherine Schwarz as co-Trustees of The Lawrence & Catherine Schwarz Living Trust U/A dated March 28, 2022
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 116.20	Lot: 10
Municipality: Township of Washington	
Consideration: \$10.00	
Mailing Address of Grantee: 107 Bells Lake Road, Turnersville, New Jersey 08012	

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

Prepared By: KATRINA M. REGISTER, Esq.


Preparer's Signature

After Recording, Return To:

Trimble & Register
900 Route 168, Suite B2
Turnersville, NJ 08012

Tax Map Ref.: Township of Washington - Block 116.20, Lot 10

BARGAIN AND SALE DEED WITHOUT COVENANTS

THIS indenture made this 28th day of March 2022, by and between

LAWRENCE J. SCHWARZ and CATHERINE SCHWARZ, his wife, the parties of the first part, RESIDING AT 107 Bells Lake Road, in the County of Gloucester and State of New Jersey 08012,

AND

LAWRENCE J. SCHWARZ and CATHERINE SCHWARZ, as co-Trustees of THE LAWRENCE & CATHERINE SCHWARZ LIVING TRUST, U/A dated March 28, 2022, the party of the second part, RESIDING AT 107 Bells Lake Road, in the County of Gloucester and State of New Jersey 08012,

WITNESSETH, that the said parties of the first part, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), lawful money of the United States of America, in hand well and truly paid by the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the parties of the first part being therewith fully satisfied and paid, have given, granted, bargained, sold, aliened, released, conveyed and confirmed, and by these presents, do give, grant, bargain, sell, alien, release, convey and confirm to the said party of the second part, and to the assigns of said party of the second part forever, all of that tract or parcel of land and premises, hereinafter particularly described, being in the Township of Washington, County of Gloucester, State of New Jersey, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 107 Bells Lake Road, Turnersville, New Jersey 08012

BEING the same land and premises previously vested in Lawrence J. Schwarz and Catherine Schwarz, his wife, by Deed from Timber Hill Corp. a Corporation organized under the Laws of the State of New Jersey, dated September 27, 1968 and recorded October 1, 1968 in the Gloucester County Clerk's Office in Deed Book 1154, Page 865.

SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the buildings, trees, ways, waters, profits, privileges and advantages, the appurtenances to the same belonging or in anywise appertaining; also all the estate, right, title, interest, property, claim and demand whatsoever, of the said parties of the first part, of in and to, the same and of, in and to every part and parcel thereof; to have and to hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, and to the assigns of said party of the second part to the only proper use, benefit and behoof of the said party of the second part, and to the assigns of said party of the second part forever;

GIT/REP-3
(2-21)
(Print or Type)State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Lawrence J. Schwarz and Catherine Schwarz

Current Street Address

107 Bells Lake Road

City, Town, Post Office

Turnersville

State

NJ

ZIP Code

08012

Property Information

Block(s)

116.20

Lot(s)

10

Qualifier

Street Address

107 Bells Lake Road

City, Town, Post Office

Turnersville

State

NJ

ZIP Code

08012

Seller's Percentage of Ownership

100

Total Consideration

\$10.00

Owner's Share of Consideration

\$10.00

Closing Date

3/28/2022

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 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.

3-28-22

Date

3-28-22

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Catherine Schwarz

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

TYPE OF DEED: This deed is called a BARGAIN AND SALE DEED WITHOUT COVENANTS. The parties of the first part makes no promises as to ownership or title but simply transfers whatever interest the parties of the first part have to said party of the second part.

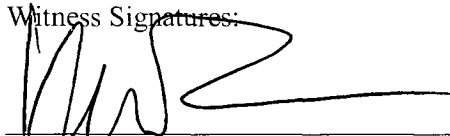
THE PURPOSE of this deed is to transfer the interest in said real property of the parties of the first part to the revocable, inter-vivos, trust created by the parties of the first part. The then-acting Trustee of said trust has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

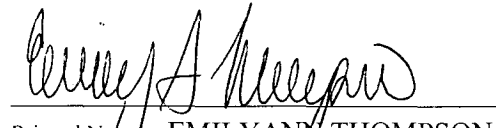
IN WITNESS WHEREOF, the parties of the first part have set their hand and seal the day and year first above written.


LAWRENCE J. SCHWARZ


CATHERINE SCHWARZ

Witness Signatures:


Printed Name: KATRINA REGISTER


Printed Name: EMILY ANN THOMPSON

STATE OF NEW JERSEY)
) ss.
COUNTY OF GLOUCESTER)

I certify that on this 28th day of March 2022, LAWRENCE J. SCHWARZ and CATHERINE SCHWARZ personally came before me and acknowledged under oath, to my satisfaction, that each person:

- (a) is named in and personally signed this deed;
- (b) signed, sealed and delivered this deed as their act and deed; and,
- (c) made this deed for Ten Dollars (\$10.00) 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).


NOTARY PUBLIC OF NEW JERSEY

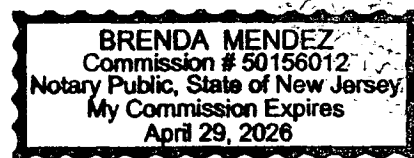


EXHIBIT A

ALL THAT CERTAIN tract or parcel of land and premises situate in the Township of Washington, County of Gloucester and State of New Jersey, bounded and described in accordance with a survey made by Engineering Surveys, Inc., dated May 13, 1968 and revised September 17, 1968, as follows:

BEGINNING at a point In the Southeasterly line of Bells Lake Road (60 feet wide) distance 254.40 feet measured Northeastwardly along same from a point marking the Northeasterly end of the curved Easterly corner of Bells Lake Road and Hurffville Cross Keys Road, said beginning point being in division line between Lots 9 and 10, Block 116-T, Plan hereinafter mentioned; extending thence

(1) North 40 degrees, 19 minutes, 40 seconds East along the Southeasterly line of Bells Lake Road 80.00 feet to a point in division line between Lots 10 and 11, said Block and Plan; thence

(2) South 49 degrees, 40 minutes, 20 seconds East between parallel lines of that width or frontage at right angles to Bells Lake Road and passing along the aforesaid division lines 150.00 feet in length or depth.

FOR INFORMATIONAL PURPOSES ONLY: Formerly known as Lot 10, Block 116T on a certain Plan of Lots entitles Timber Hills at the Birches.

FOR INFORMATIONAL PURPOSES ONLY: Being known as Lot 10, Block 110.20 on the Tax Map of the Township of Washington, County of Gloucester and State of New Jersey.

RTF-1 (Rev. 4/17)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

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

Gloucester

} SS. County Municipal Code
0818

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

MUNICIPALITY OF PROPERTY LOCATION Township of Washington

*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, Lawrence J. Schwarz, being duly sworn according to law upon his/her oath,
(Name)

deposes and says that he/she is the Grantor in a deed dated March 28, 2022 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 116.20 Lot number 10 located at
107 Bells Lake Road, Turnersville and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$10.00 (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:
(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 (See 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.
For consideration of less than \$100

(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 and P.L. 2004, 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) 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 28th day of March, 2022

Lawrence J. Schwarz
Signature of Deponent Grantor Name

Same as Grantor

107 Bells Lake Road
Turnersville, NJ 08012

Deponent Address

Grantor Address at Time of Sale

XXX-XX-X 440

Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

BRENDA MENDEZ
Commission # 50156012
Notary Public, State of New Jersey
My Commission Expires
April 29, 2026

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 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

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(P.L.1968, c. 49, as amended through P.L. 2006, c. 33) (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

Gloucester

} SS. County Municipal Code
0818

FOR RECORDER'S USE ONLY

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

MUNICIPALITY OF PROPERTY LOCATION Township of Washington

*Use symbol "C" to indicate that fee is exclusively for county use.

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Subscribed and sworn to before me
this 28th day of March, 2022

Catherine Schwarz Catherine Schwarz
Signature of Deponent Grantor Name

Same as Grantor

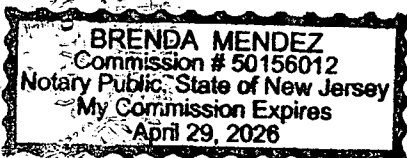
107 Bells Lake Road
Turnersville, NJ 08012

Deponent Address

Grantor Address at Time of Sale

XXX-XX-X 485

Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer



FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

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TRENTON, NJ 08695-0251

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