



E-recorded

DOCKET#:33049 Type:ERX-Deed
PAGES:7

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1197619 02:39:56 PM

11/01/2024
DB 7087 152

Fee:\$ 90.00

CONSIDERATION:\$ 1.00 Tax/Code:EXEMPT

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

REALTY TOTAL: \$.00

GRANTEE ADDRESS: 107 BELLS LAKE ROAD

TURNERSVILLE
NJ -08012

DOCUMENT DATE: 11/01/2024

MUNICIPALITY: WASHINGTON BLOCK: 116.20 LOT: 10

PARTIES:

FIRST PARTY-LAWRENCE J SCHWARZ
ADDITIONAL PARTY-CATHERINE SCHWARZ
ADDITIONAL PARTY-LAWRENCE AND CATHERINE SCHWARZ LIVING TRUST
SECOND PARTY-CATHERINE SCHWARZ

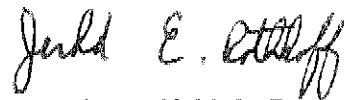
RECORD & RETURN TO:
SIMPLIFILE

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

DEED

Prepared by:



JEROLD E. ROTHKOFF, ESQUIRE

This Deed is made on this 1st day of NOVEMBER, 2024

BETWEEN **LAWRENCE J. SCHWARZ and CATHERINE SCHWARZ, Co-trustees of the LAWRENCE and CATHERINE SCHWARZ LIVING TRUST** of 107 Bells Lake Road, Turnersville, New Jersey, 08012 referred to as Grantor,

AND **CATHERINE SCHWARZ, individually** of 107 Bells Lake Road, Turnersville, New Jersey, 08012 referred to as Grantee.

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

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 ONE DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of Washington, County of Gloucester and State of New Jersey, Block No. 116.20; Lot No. 10.

Property. The property consists of the land and all the buildings and structures on the land situate in the Township of Washington, County of Gloucester and State of New Jersey. The legal description is:

SEE SCHEDULE "A" ATTACHED

MORE COMMONLY KNOWN AS: 107 Bells Lake Road, Turnersville, New Jersey, 08012

BEING the same land and premises which became vested in the LAWRENCE and CATHERINE SCHWARZ LIVING TRUST from LAWRENCE J. SCHWARZ and CATHERINE SCHWARZ, h/w, by deed dated March 28, 2022 and recorded in the Gloucester County Clerk's Office on April 18, 2022 in Deed Book 6665, Page 43.

Promises by Grantor. The Grantor's promises are listed below. Each promise is expressed in the language of a New Jersey law (with a reference to the law) and is followed by an explanation

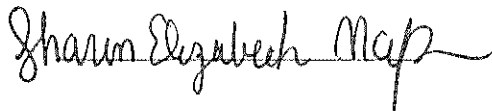
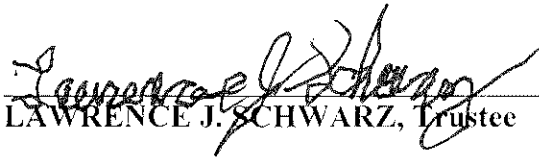
in plain language. The Grantor promises that:

- (a) the Grantor is lawfully seized of the said land (N.J.S.A. 46:4-3) - the Grantor is the owner;
- (b) the Grantor has the right to convey the said land to the Grantee (N.J.S.A. 46:4-4) - the Grantor has the right to convey (sell) this property;
- (c) the Grantee shall have quiet possession of the land free from all encumbrances (N.J.S.A. 46:4-5) - the Grantee will not be disturbed by others with claims against this property and the property is free of all encumbrances;
- (d) the Grantor will execute such further assurances of the said lands as may be requisite (N.J.S.A. 46:4-10) - the Grantor will comply with the Grantee's reasonable requests to correct any title defect; and
- (e) the Grantor will warrant generally the property hereby conveyed (N.J.S.A. 46:4-7) - the Grantor guarantees the Grantee's ownership of the property.

Who is Bound. The promises made in this Deed are legally binding upon the Grantor and all who lawfully succeed to the Grantor's rights and responsibilities. These promises can be enforced by the Grantee and all future owners of the property.

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

Witnessed by:

	 _____ LAWRENCE J. SCHWARZ, Trustee
	 _____ CATHERINE SCHWARZ, Trustee

STATE OF NEW JERSEY

:

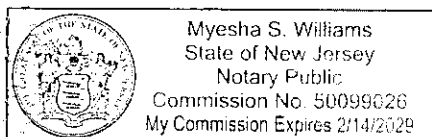
: SS

COUNTY OF GLOUCESTER

:

I CERTIFY that on NOVEMBER 1, 2024, **LAWRENCE J. SCHWARZ and CATHERINE SCHWARZ**, came before me and acknowledged under oath, to my satisfaction, that this person (or each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as their own act and deed; and
- (c) made this Deed for \$1.00 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.)



[Signature]
NOTARY PUBLIC

DEED

Dated: NOVEMBER 1, 2024

**LAWRENCE J. SCHWARZ and
CATHERINE SCHWARZ, Co-trustees of the
LAWRENCE and CATHERINE SCHWARZ
LIVING TRUST**

Grantor(s).

-TO-

CATHERINE SCHWARZ, Individually

Grantee.

Record and Return to:

ROTHKOFF LAW GROUP
425 Route 70 West
Cherry Hill, NJ 08002

SCHEDULE 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 Northeastly 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 entitled 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. 3/2/22)
MUST SUBMIT IN DUPLICATESTATE 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

GLOUCESTER

SS. County Municipal Code
0818

FOR RECORDER'S USE ONLY

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

MUNICIPALITY OF PROPERTY LOCATION Washington 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, Catherine M. Schwarz, Trustee, being duly sworn according to law upon his/her oath,

(Name)
deposes and says that he/she is the GRANTOR in a deed dated 11/1/2024 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, NEW JERSEY 08012 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:
(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 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.
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) IF APPLIES ALL BOXES MUST BE CHECKED

- ☐ 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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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 Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 1 day of November 2024Signature of Deponent
107 Bells Lake Road
Turnersville, NJ 08012

Catherine Schwarz, Trustee

Grantor Name
107 Bells Lake Road
Turnersville, NJ 08012

Deponent Address

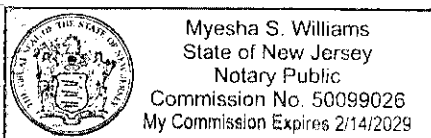
Grantor Address at Time of Sale

XXX-XX-X 485

ROTHKOFF LAW GROUP

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 _____

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:

<https://www.state.nj.us/treasury/taxation/lpt/localtax.shtml>

GIT/REP-3
(8-24)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Lawrence J. Schwarz and Catherine Schwarz, Trustees of the Lawrence and Catherine Schwarz Living Trust

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
1.00

Owner's Share of Consideration
1.00

Closing Date
11/1/2024

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.
- 7a. ☐ 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 CODE 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. See instructions.
- 7b. ☐ Seller only received 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.

Lawrence J. Schwarz, Trustee

11/1/24 Date *Catherine Schwarz* Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Catherine Schwarz, Trustee

11/1/24 Date *L. J. Schwarz* Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact