

RECORDING INFORMATION SHEET

ESSEX COUNTY REGISTER'S OFFICE
HALL OF RECORDS, ROOM 130
465 MARTIN LUTHER KING Jr. Blvd
NEWARK NJ 07102

INSTRUMENT NUMBER:

14094373

DOCUMENT TYPE :

DEED**Official Use Only**

WILLIAM NARVAEZ
DEPUTY REGISTER
ESSEX COUNTY, NJ

INSTRUMENT NUMBER
14094373
RECORDED ON
December 31, 2014 01:51 pm
BOOK:12531 PAGE:9297

FC

Return Address (for recorded documents)
MICHAEL R. CARLUCCI, ESQ.
7 HIGHLAND PLACE

PO BOX 395
MAPLEWOOD NJ 07040

RECEIVED MAY 17 2019

No. Of Pages (excluding Summary Sheet)

11

Recording Fee (excluding Transfer Tax)

\$140.00

Realty Transfer Tax

\$8,403.40

Amount Charged (Check # 2340)

\$8,543.40

Municipality

SOUTH ORANGE

Parcel Information**Block** 1705**Lot** 9**First Party Name**

ROBIN (EXE) K WALTERS

Second Party Name

STEVEN O RICHARD

CONSIDERATION (R) \$899,000.00

MAIL COPY _____

NO COPY _____

ENVELOPE _____

ADDITIONAL STAMPINGS _____

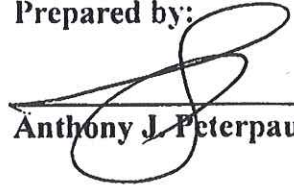
Additional Information (Official Use Only)

17 2019

***** DO NOT REMOVE THIS PAGE. *****
COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF ESSEX COUNTY FILING RECORD
***** RETAIN THIS PAGE FOR FUTURE REFERENCE. *****

DEED

Prepared by:


Anthony J. Peterpaul, Esq.

This Deed is made on December 23, 2014

BETWEEN

Robin K. Walters, Lori K. Klinghoffer and Jody K. Friedman, as Co-Executrices of the ESTATE OF LILYAN KREITCHMAN, as to a ninety-seven percent (97%) interest; and Robin K. Walters and Leigh Walters, as Trustees of the ROBIN K. WALTERS 1997 TRUST, the address of which is 1074 Saddle Brook Road, Mountainside, New Jersey 07092, as to a one percent (1%) interest; Lori K. Klinghoffer and Steven Klinghoffer, as Trustees of the LORI K. KLINGHOFFER 1997 TRUST, the address of which is 33 Wildwood Drive, Short Hills, New Jersey, 07078, as to a one percent (1%) interest; and Jody Friedman and Bruce Friedman, as Trustees of the JODY K. FRIEDMAN 1997 TRUST, the address of which is 87 Ellisen Road, Watchung, New Jersey 07060, as to a one percent (1%) interest;

AND

STEVEN O. RICHARD and RHONDA McFARLANE, husband and wife,

whose post office address is to be 62 Crest Drive, South Orange, New Jersey 07079, referred to as the 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 eight hundred ninety-nine thousand and 00/100 dollars (\$899,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of South Orange
Block No. 1705 Lot No. 9 Account No.

☐ No property tax identification number is available on the date of this deed. (check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the Village of South Orange, County of Essex and State of New Jersey. The legal description is:

Legal description on Schedule A, attached hereto and made a part hereof.

Being and intended to be the same premises conveyed to Lilyan G. Kreitchman under deed from William T. Gotelli and Caroline M. Gotelli, his wife, dated August 26, 1963 and recorded August

29, 1963 in the Essex County Clerk/Register's Office in Deed Book 3964, page 284. By way of deed dated December 18, 2008, and recorded January 6, 2009 in the Essex County Clerk/Register's Office, in Deed Book 12173, page 704, the said Lilyan Kreitchman conveyed a one percent (1%) interest in the property to the Robin K. Walters 1997 TRUST, a one percent (1%) interest in the property to the Lori K. Klinghoffer 1997 TRUST, and a one percent (1%) interest in the property to the Jody K. Friedman 1997 TRUST.

Subject to zoning ordinances, easements, covenants and restrictions of record and to such state of facts as an accurate survey may reveal.



Chicago Title Insurance Company

SCHEDULE A (Continued)

File No. **SDL-020258**

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the Township of South Orange Village, County of Essex, State of New Jersey, and being more particularly described as follows:

BEGINNING at an iron pipe found in the southeasterly sideline of Crest Drive, said point being distant 883.77 feet northeasterly along the same from a point of tangency to a curve having a radius of 50.00 feet an arc distance of 90.50 feet, which leads into the northeasterly sideline of Overhill Road; running thence

1. South 49 degrees 45 minutes 00 seconds East a distance of 187.52 feet to a point; thence
2. North 45 degrees 01 minutes 30 seconds East a distance of 6.28 feet to a point; thence
3. North 42 degrees 06 minutes 30 seconds East a distance of 143.815 feet to a point; thence
4. North 49 degrees 45 minutes 00 seconds West a distance of 192.70 feet to an iron pipe found in the southeasterly sideline of Crest Drive; thence
5. Along the southeasterly sideline of Crest Drive, South 40 degrees 15 minutes 00 seconds West a distance of 150.00 feet to the point or place of BEGINNING

Containing 28,539 square feet more or less

Being known and designated as Lot 62 and the southwesterly one-half of Lot 64 as shown on a map entitled, "Map of Newstead, Village of South Orange, Essex Co., N.J.," by Ira T. Redfern & Bro., dated April, 1926.

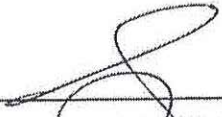
Described in accordance with a survey prepared by Swanson, Halsey & Associates, LLC, dated December 22, 2014.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 9 in Block 1705 on the Township of South Orange Village Tax Map.

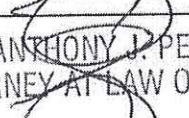
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as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

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

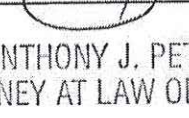
Witnessed by:



ANTHONY J. PETERPAUL
ATTORNEY AT LAW OF NEW JERSEY



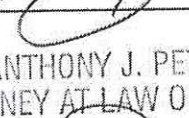
ANTHONY J. PETERPAUL
ATTORNEY AT LAW OF NEW JERSEY



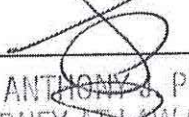
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ATTORNEY AT LAW OF NEW JERSEY



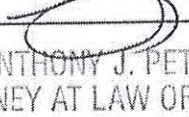
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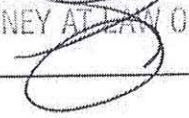
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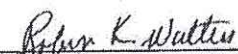


ANTHONY J. PETERPAUL
ATTORNEY AT LAW OF NEW JERSEY



ANTHONY J. PETERPAUL
ATTORNEY AT LAW OF NEW JERSEY

ESTATE OF LILYAN G. KREITCHMAN

By: 

ROBIN K. WALTERS, Co-Executrix

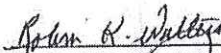
By: 

LORI K. KLINGHOFFER, Co-Executrix

By: 

JODY K. FRIEDMAN, Co-Executrix

ROBIN K. WALTERS 1997 TRUST

By: 

ROBIN K. WALTERS, Trustee

By: 

LEIGH WALTERS, Trustee

LORI K. KLINGHOFFER 1997 TRUST

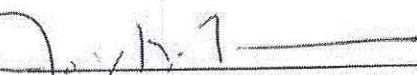
By: 

LORI K. KLINGHOFFER, Trustee

By: 

STEVEN KLINGHOFFER, Trustee

JODY K. FRIEDMAN 1997 TRUST

By: 

JODY K. FRIEDMAN, Trustee

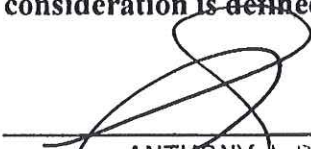
By: 

BRUCE FRIEDMAN, Trustee

STATE OF NEW JERSEY
COUNTY OF UNION:

I CERTIFY that on December 23, 2014, Lori Klinghoffer personally came before me and acknowledged under oath, to my satisfaction, that this person

- (a) is a Co-Executrix of the Estate of Lilyan Kreitchman, deceased, one of the grantors named in this Deed;
- (b) she personally signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$899,000.00 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.)

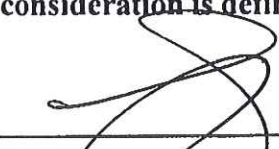


ANTHONY J. PETERPAUL
ATTORNEY AT LAW OF NEW JERSEY

STATE OF NEW JERSEY
COUNTY OF UNION:

I CERTIFY that on December 3, 2014, Robin K. Walters personally came before me and acknowledged under oath, to my satisfaction, that this person

- (a) is a Co-Executrix of the Estate of Lilyan Kreitchman, deceased, one of the grantors named in this Deed;
- (b) she personally signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$899,000.00 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.)

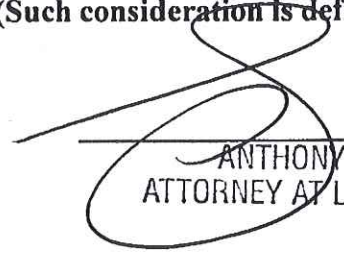


ANTHONY J. PETERPAUL
ATTORNEY AT LAW OF NEW JERSEY

STATE OF NEW JERSEY
COUNTY OF UNION:

I CERTIFY that on December 23, 2014, Jody K. Friedman personally came before me and acknowledged under oath, to my satisfaction, that this person

- (a) is a Co-Executrix of the Estate of Lilyan Kreitchman, deceased, one of the grantors named in this Deed;
- (b) she personally signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$899,000.00 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.)

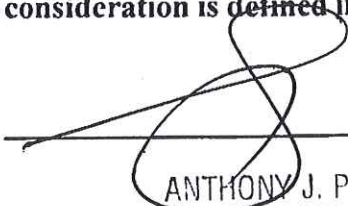


ANTHONY J. PETERPAUL
ATTORNEY AT LAW OF NEW JERSEY

STATE OF NEW JERSEY
COUNTY OF UNION:

I CERTIFY that on December 3, 2014, Robin K. Walters and Leigh Walters personally came before me and acknowledged under oath, to my satisfaction, that they:

- (a) are the Trustee of the Robin K. Walters 1997 Trust , one of the grantors named in this Deed;
- (b) personally signed, sealed and delivered this Deed as the voluntary act and deed of the Trust pursuant to authority granted to the Trustees; and
- (c) made this Deed for \$899,000.00 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.)

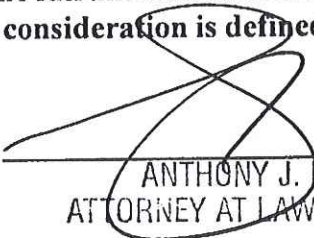


ANTHONY J. PETERPAUL
ATTORNEY AT LAW OF NEW JERSEY

STATE OF NEW JERSEY
COUNTY OF UNION:

I CERTIFY that on December 23, 2014, Lori K. Klinghoffer and Steven Klinghoffer, personally came before me and acknowledged under oath, to my satisfaction, that they:

- (a) are the Trustees of the Lori K. Klinghoffer 1997 Trust , one of the grantors named in this Deed;
- (b) personally signed, sealed and delivered this Deed as the voluntary act and deed of the Trust pursuant to authority granted to the Trustee; and
- (c) made this Deed for \$899,000.00 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.)

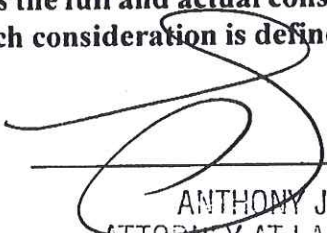


ANTHONY J. PETERPAUL
ATTORNEY AT LAW OF NEW JERSEY

STATE OF NEW JERSEY
COUNTY OF UNION:

I CERTIFY that on December 23, 2014, Jody K. Friedman and Bruce Friedman personally came before me and acknowledged under oath, to my satisfaction, that they:

- (a) are the Trustees of the Jody K. Friedman 1997 Trust , one of the grantors named in this Deed;
- (b) personally signed, sealed and delivered this Deed as the voluntary act and deed of the Trust pursuant to authority granted to the Trustee; and
- (c) made this Deed for \$899,000.00 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.)



ANTHONY J. PETERPAUL
ATTORNEY AT LAW OF NEW JERSEY

DEED

Dated: December 23, 2014

Robin K. Walters, Lori K. Klinghoffer and Jody K. Friedman,
as Co-Executrices of the ESTATE OF LILYAN KREITCHMAN,
as to a ninety-seven percent (97%) interest; and Robin K. Walters
and Leigh Walters, as Trustees of the ROBIN K. WALTERS 1997
TRUST, as to a one percent (1%) interest; Lori K. Klinghoffer and
Steven Klinghoffer, as Trustees of the LORI K. KLINGHOFFER
1997 TRUST, as to a one percent (1%) interest; and Jody Friedman
and Bruce Friedman, as Trustees of the JODY K. FRIEDMAN 1997
TRUST, as to a one percent (1%) interest;

Grantor,

TO

STEVEN O. RICHARD and RHONDA McFARLANE,
husband and wife,

Grantee.

Record and return to:

Michael R. Carlucci, Esq.
7 Highland Place
P.O. Box 395
Maplewood, NJ 07040

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)

Estate of Lilyan Kreitchman, by Robin K. Walters, Lori K. Klinghoffer and Jody K. Friedman, Co-Executrices

Current Resident Address:

Street: c/o 1074 Saddlebrook Road

City, Town, Post Office

Mountainside

State

NJ

Zip Code

07092

PROPERTY INFORMATION (Brief Property Description)

Block(s)

1705

Lot(s)

9

Qualifier

Street Address:

62 Crest Drive

City, Town, Post Office

South Orange

State

NJ

Zip Code

07079

Seller's Percentage of Ownership

97

Consideration

\$899,000.00

Closing Date

12-29-2014

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.

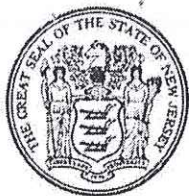
Date

Date

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

Signature

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

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)

Robin K. Walters and Leigh Walters, Trustees of the Robin K. Walters 1997 Trust

Current Resident Address:

Street: c/o 1074 Saddlebrook Road

City, Town, Post Office

Mountainside

State

NJ

Zip Code

07092

PROPERTY INFORMATION (Brief Property Description)

Block(s)

1705

Lot(s)

9

Qualifier

Street Address:

62 Crest Drive

City, Town, Post Office

South Orange

State

NJ

Zip Code

07079

Seller's Percentage of Ownership

1

Consideration

\$899,000.00

Closing Date

12-29-2014

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.

12/3/2014
Date12/3/2014
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

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)

Jody K. Friedman and Bruce Friedman, Trustees of the Jody K. Friedman 1997 Trust

Current Resident Address:

Street: c/o 87 Ellisen Road

City, Town, Post Office

Watchung

State

NJ

Zip Code

07060

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

1705

9

Street Address:

62 Crest Drive

City, Town, Post Office

South Orange

State

NJ

Zip Code

07079

Seller's Percentage of Ownership

Consideration

Closing Date

1

\$899,000.00

12-29-2014

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.
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Date

12/23/2014

Date

12/23/2014

Signature

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

Signature

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

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)

Lori K. Klinghoffer and Steven Klinghoffer, Trustees of the Lori K. Klinghoffer 1997 Trust

Current Resident Address:

Street: c/o 33 Wildwood Drive

City, Town, Post Office

Short Hills

State

NJ

Zip Code

07078

PROPERTY INFORMATION (Brief Property Description)

Block(s)

1705

Lot(s)

9

Qualifier

Street Address:

62 Crest Drive

City, Town, Post Office

South Orange

State

NJ

Zip Code

07079

Seller's Percentage of Ownership

1

Consideration

\$899,000.00

Closing Date

12-29-2014

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.

Date

12/23/2014

Date

12/23/2014

Signature

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Signature

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