



**Camden County
Document Summary Sheet**

CAMDEN COUNTY, NJ
 CAMDEN COUNTY CLERK'S OFFICE
 DEED-OR BOOK 11861 PG 1427
 RECORDED 09/23/2021 13:07:07
 FILE NUMBER 2021088244
 RCPT # 2437778; RECD BY: eRecord
 RECORDING FEES 83.00

CAMDEN COUNTY CLERK

520 MARKET ST
 CAMDEN NJ 08102

Official Use Only

Transaction Identification Number

5535738

6585346

Submission Date(mm/dd/yyyy)

09/02/2021

No. of Pages (excluding Summary Sheet)

5

Recording Fee (excluding transfer tax)

\$83.00

Realty Transfer Tax

\$0.00

Total Amount

\$83.00

Document Type

DEED-NO CONSIDERATION

Municipal Codes

CAMDEN COUNTY

99

Batch Type

L2 - LEVEL 2 (WITH IMAGES)

657125

Return Address (for recorded documents)

SURETY TITLE COMPANY

11 EVES DRIVE, SUITE 150
 MARLTON, NJ 08053

Additional Information (Official Use Only)

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 RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Camden County
Document Summary Sheet**

DEED-NO CONSIDERATION	Type		DEED-NO CONSIDERATION			
	Consideration		\$775,000.00			
	Submitted By		SIMPLIFILE, LLC. (SIMPLIFILE)			
	Document Date		08/31/2021			
	Reference Info					
	Book ID		Book	Beginning Page	Instrument No.	Recorded/File Date
	GRANTOR		Name		Address	
			CHURCH OF ST ROSE HADDON HEIGHTS NJ A RELIGIOUS CORPORATION OF NEW JERSEY		300 KINGS HIGHWAY, HADDON HEIGHTS, NJ 08035	
	GRANTEE		Name		Address	
			BOROUGH OF M EPHRAIM		121 SOUTH BLACK HORSE PIKE, MOUNT EPHRAIM, NJ 08059	
	Parcel Info					
	Property Type		Tax Dist.	Block	Lot	Qualifier
			99	34	6	99
			99	34	9.02	99
		99	34	7, 10, 11 & 12	99	
		99	34	5	99	

This is not an official document

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RETAIN THIS PAGE FOR FUTURE REFERENCE.**

Deed

This Deed is made this 31 day of August, Two Thousand and Twenty-One and delivered on the 31 day of August, Two Thousand and Twenty-One

Between

CHURCH OF ST. ROSE, HADDON HEIGHTS, N.J., a New Jersey religious corporation, whose present mailing address is 300 Kings Highway, Haddon Heights, New Jersey 08035-1397, (*Grantor*),

And

BOROUGH OF MOUNT EPHRAIM, a New Jersey municipal corporation, whose present address is 121 South Black Horse Pike, Mount Ephraim, New Jersey 08059, (*Grantee*).

Transfer of Ownership. Grantor grants and conveys the property described below to the Grantee.

Consideration. This transfer is made for the sum of Seven Hundred Seventy-Five Thousand dollars and Zero cents (\$775,000.00). The Grantor acknowledges receipt of this money.

Property. The property consists of the land and premises in the Borough of Mount Ephraim, County of Camden, State of New Jersey identified as Block 34, Lots 5, 6, 7, 9.02, 10, 11, & 12, on the Official Tax Map of the Borough of Mount Ephraim and which are commonly known as 27 West Kings Highway, Mount Ephraim, New Jersey 08059, and being more particularly bounded and described in attached Exhibit "A" which is incorporated herein as if more fully set forth.

The above described property is granted and conveyed to the Grantee, and to Grantee's heirs, successors, and assigns together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments, and appurtenances to the same belonging or in any wise appertaining; and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; and also all the estate, right, title, interest, use, possession, property, claim, and demand whatsoever, both in law and equity, of the Grantor, of, in, and to the said premises, with the appurtenances, except as provided herein to Have and to Hold forever.

Type of Deed. This type of deed is known as a Bargain and Sale Deed with covenants as to Grantor's Acts. 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 making a mortgage or allowing a judgment to be entered against the Grantor).

Authority. A Unanimous Written Consent in lieu of Meeting authorizing this Deed was adopted by Grantor on August 24th, 2021.

27 W. Kings Highway, Mt. Ephraim, NJ
Church of St. Rose, Haddon Heights, N.J. conveying to Borough of Mt. Ephraim

In Witness Whereof the Grantor has affixed its signature to execute this deed as of the date written at the top of the first page.

ATTEST:

David A. Grover
DAVID A. GROVER
Secretary

Church of St. Rose, Haddon Heights, N.J.
Robert E. Hughes
ROBERT E. HUGHES (L.S.)
Vice President

State of New Jersey

ss:

County of Camden

I am a notary public in and for the State of New Jersey. I am authorized to take acknowledgments and proofs in this State. On August 25, 2021, **David A. Grover** appeared before me in person. This person acknowledged under oath, to my satisfaction, the following:

- (1) He is the **Secretary of Church of St. Rose, Haddon Heights, N.J.**, the religious corporation of the State of New Jersey (*Religious Corporation*) named in this Deed;
- (2) This Deed was signed and delivered by the Religious Corporation as its voluntary act duly authorized by a proper resolution of its Board of Trustees;
- (3) He is the attesting witness to the signing of this Deed by the proper corporate officer who is **Robert E. Hughes** the **Vice President** of the Religious Corporation;
- (4) The full and actual consideration paid or to be paid for this Deed is Seven Hundred Seventy-Five Thousand dollars and Zero cents (\$775,000.00).
- (5) He signed this proof to attest to the truth of these facts.

Church of St. Rose, Haddon Heights, N.J.

David A. Grover
DAVID A. GROVER
Secretary

Sworn to and Subscribed before me this 25 day
of August 2021.

Katherine Harkins Miller

KATHERINE HARKINS MILLER
NOTARY PUBLIC OF NEW JERSEY
Commission # 2442563
My Commission Expires 1/30/2024

27 W. Kings Highway, Mt. Ephraim, NJ
Church of St. Rose, Haddon Heights, N.J. conveying to Borough of Mt. Ephraim

This is not an official document

<p style="text-align: center;">Deed</p> <p>CHURCH OF ST. ROSE, HADDON HEIGHTS, N.J., a New Jersey religious corporation, <i>Grantor,</i></p> <p style="text-align: center;">To</p> <p>BOROUGH OF MOUNT EPHRAIM, a New Jersey municipal corporation, <i>Grantee.</i></p>	<p style="text-align: right;">Dated: August <u>31</u>, 2021</p> <hr/> <p style="text-align: center;">Record and return to:</p> <p>Surety Title Company, LLC 11 Eves Drive, Suite 150 Marlton, NJ 08053</p> <p>File Number 114592CD-01</p>
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State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Church of St. Rose, Haddon Heights, N.J.
Current Street Address
300 Kings Highway, Haddon Heights, New Jersey
City, Town, Post Office State ZIP Code
Haddon Heights NJ 08035

Property Information

Block(s) Lot(s) Qualifier
34 5, 6, 7, 9.02, 10, 11, & 12
Street Address
27 West Kings Highway, Mount Ephraim, New Jersey
City, Town, Post Office State ZIP Code
Mount Ephraim NJ 08059

Seller's Percentage of Ownership Total Consideration Owner's Share of Consideration Closing Date
100 % \$775,000.00 \$775,000.00 8/31/21

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.
8. Seller did not receive non-like kind property.
9. 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.
10. 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.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. 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.
13. 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.
14. The property transferred is a cemetery plot.
15. 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.
16. 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.
17. 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.

8/24/2021 Date Robert E. Hughes Signature (Seller) Indicate if Power of Attorney or Attorney in Fact
ROBERT E. HUGHES
Vice President

____ 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 OF Burlington } SS. County Municipal Code 0425

FOR RECORDER'S USE ONLY
Consideration \$
RTF paid by seller \$
Date By

MUNICIPALITY OF PROPERTY LOCATION Mount Ephraim Borough

*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, Francis J. Monari, Esquire, being duly sworn according to law upon his/her oath, *8/31/21
deposes and says that he/she is the Legal Representative in a deed dated * transferring real property identified as
Block number 34 Lot numbers 5,6,7 (Add. Lots 10, 11, & 12) and 9.02 located at West Buckingham Avenue, West Buckingham Avenue and
North Black Horse Pike, 27 West Kings Highway and 15 North Black Horse Pike, Mount Ephraim, NJ, 08059 and annexed thereto.

(2) CONSIDERATION \$775,000.00 (Instructions #1 and #5 on reverse side) [X] 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
\$650,000.00 ÷ 93.61% = \$694,370.26

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.

(b) By or to the United States of America, this State, or any instrumentality, agency or subdivision:

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

Subscribed and sworn to before me

Signature of Deponent Church of St. Rose, Haddon Heights, NJ

this 31 day of August, 2021

Signature of Deponent
113 N. 6th St.
Camden, NJ 08102

Grantor Name
Francis J. Monari Esquire
Haddon Heights, NJ 08059

Notary Public

Last 3 digits in Grantor's Social Security Number 526 /Surety Title Company, LLC
Name/Company of Settlement Officer

HALEY C LAMONTAGNE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES, MARCH 23, 2026

FOR OFFICIAL USE ONLY
Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

County re 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's website at:
www.state.nj.us/treasury/taxation/lpt/localtax.shtml.