

CHARGE & RETURN
Congress Title Corp.
P.O. Box 5479
Berkeley Pavilion East
Cherry Hill, NJ 08034

Prepared by:

John B. Iannetta
John B. Iannetta, Esquire

DEED

This Deed is made on December 18, 2003

BETWEEN

Helene E. Thompson

whose address is: 370 Lincoln Avenue N., Cherry Hill, NJ 08002

referred to as the **Grantor**.

AND

Andre R. Baker^{Jr.} and Sherri L. Baker^{gmn}

whose address will be: 370 Lincoln Avenue N., Cherry Hill, NJ 08002

referred to as the **Grantee**.

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

TRANSFER OF TITLE. The grantor does hereby grant and convey the property described below to the Grantee.

CONSIDERATION. This transfer of ownership is made for the sum and consideration of ONE HUNDRED THIRTY THREE THOUSAND TWO HUNDRED~~00~~/100 (**\$133,200.00**). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-1.1) The property located in the Municipality of Cherry Hill, Block No. 188.01 Lot No. 23 Account No.

No property tax identification number is available on the date of this Deed. (Check box if applicable)

PROPERTY DESCRIPTION. The property consists of all the land, buildings, structures and improvements contained on the property, and is located in the **Township** of Cherry Hill, County of **Camden** and State of New Jersey, and is described as follows:

BEGINNING at a point in the intersection of the Northwestern line of Lincoln Avenue (50 feet wide) with the Northerly line of State Street (50 feet wide); extending thence

1. North 16 degrees 46 minutes East along the said line of Lincoln Avenue, 96.81 feet to a marble monument; thence
2. North 73 degrees 14 minutes West along the Southwesterly line of Lot 76 of the hereinafter mentioned Plan, 91.86 feet to an iron pipe; thence
3. South 16 degrees 46 minutes West along the Southeasterly line of land now or formerly of Peter M. Ryan, et ux, 140.99 feet to an iron pipe in the said line of State Street; thence
4. North 81 degrees 05 minutes East along the said line of State Street 101.93 feet to the place of BEGINNING.

BEING part of Lots 74 and 75, Plan of Merchantville Farms.

BEING Lot 23, Block 188.01, Tax Map.

CAMDEN COUNTY, NJ
JAMES BEACH, COUNTY CLERK
DEED-OR BOOK 07338 PG 0784
RECORDED 01/22/2004/ 10:21:11
FILE # 2004013437
RECEIPT#: 78113; RECORDED BY: lisa
RECORDING FEES 50.00
MARGINAL NOTATION 0.00
RTF 534.00



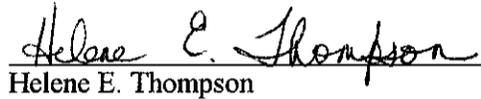
750-41558

BEING THE SAME LAND AND PREMISES which became vested in Stephen C. Thompson and Helene E. Thompson, his wife by Deed from Kenneth I. Hall and Ann M. Hall, his wife, the said Ann M. Hall acting herein through Kenneth I. Hall, her Attorney-in-Fact, dated May 13, 1988, recorded June 13, 1988 in Deed Book 4299, page 754.

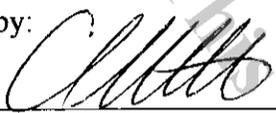
Helene E. Thompson by deed from Stephen C. Thompson, dated April 11, 2003, recorded April 21, 2003 in Deed Book 7004, page 722.

PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered 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 right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

SIGNATURES. The Grantor signs this Deed as of date first above written. (Print name below each signature)


Helene E. Thompson

Witnessed by:


Christopher J Gimello

STATE OF NEW JERSEY

SS:

COUNTY OF CAMDEN:

I CERTIFY that on December 18, 2003, Helene Thompson, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed.
- (b) signed, sealed and delivered this Deed as his/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A.46:15-5, is \$133,200.00.



(Print name and title below signature)

CHRISTOPHER J. GIMELLO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 30, 2006

DEED	DATED:
<p><i>Helene E. Thompson</i></p> <p style="text-align: right;"><i>Grantor,</i></p> <p style="text-align: center;">TO</p> <p><i>Andre R. Baker and Sherri L. Baker</i></p> <p style="text-align: right;"><i>Grantee</i></p>	<p style="text-align: center;"><i>Record and return to:</i></p>



CAMDEN COUNTY, NJ
 CAMDEN COUNTY CLERK'S OFFICE
 DEED-OR BOOK 10668/236
 RECORDED 07/18/2017 14:31:47
 FILE NUMBER 2017049676
 RCPT #: 1915203; RECD BY: EF90
 RECORDING FEES \$93.00
 MARGINAL NOTATION \$0.00
 TOTAL TAX \$0.00



**Camden County
 Document Summary Sheet**

CAMDEN COUNTY CLERK
 520 MARKET ST
 CAMDEN NJ 08102

Return Name and Address

Andre Baker, Jr
 370 N. Lincoln Ave
 Cherry Hill, NJ 08002

Official Use Only

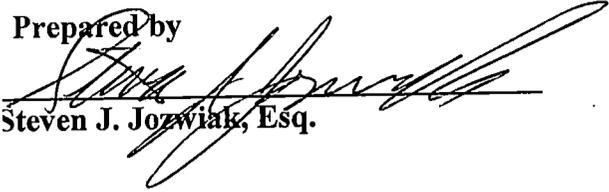
Submitting Company		Andre Baker, Jr			
Document Date (mm/dd/yyyy)		6/29/2017			
Document Type		Deed			
No. of Pages of the Original Signed Document (Including the cover sheet)		6			
Consideration Amount (If applicable)					
First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i>	Address (Optional)			
	Sherri Lynn Baker				
Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i>	Address (Optional)			
	Candra Baker, Jr				
Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	Cherry Hill	188.01	23		370 N. Lincoln Ave. Cherry Hill, NJ 08002
Reference Information <i>(Enter up to three entries)</i>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

*DO NOT REMOVE THIS PAGE.

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF CAMDEN COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

BARGAIN AND SALE (Covenants as to Grantor's Acts)

PLEASE RECORD AND RETURN TO:

Prepared by

Steven J. Jozwiak, Esq.

DEED

This Deed is made on June 26, 2017

BETWEEN

Sherri Lynn Baker

whose address is: **4315 Bridgeboro Road, Moorestown, NJ 08057**

referred to as the **Grantor**.

AND

Andre R. Baker, Jr.

whose address is: **370 Lincoln Avenue, N., Cherry Hill, NJ 08002**

referred to as the **Grantee**.

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

TRANSFER OF TITLE. The grantor does hereby grant and convey the property described below to the Grantee.

CONSIDERATION. This transfer of ownership is made for the sum and consideration of \$7,500.00 (Seven Thousand Five Hundred and no cents dollars). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. The property located in the Municipality of **Cherry Hill Township**, Block No. **188.01** Lot No. **23**, Account No. Commonly known as **370 Lincoln Avenue, N.**

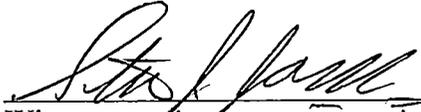
PROPERTY DESCRIPTION. The property consists of all the land, buildings, structures and improvements contained on the property, and is located in the Town of **Cherry Hill Township**, County of **Camden** and State of New Jersey, and is described as follows:

See Schedule 'A' attached and made a part thereof.

BEING THE SAME LAND AND PREMISES conveyed to the Grantor by deed from **Helene E. Thompson** dated **December 18, 2003** and recorded in the Office of the **Camden** County Clerk on **January 22, 2004** in Deed Book **7388** Page **784**, File No. **2004013437**.

PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

SIGNATURES. The Grantor signs this Deed as of date first above written.


Witness Steven J. Jozwiak


Sherri Lynn Baker

Witness _____

STATE OF NEW JERSEY :

ss:

COUNTY OF CAMDEN :

I CERTIFY that on June 26 2017,
Sherri Lynn Baker personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed.
- (b) signed, sealed and delivered this Deed as his/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J..S.A.46:15-5, is \$7,500.00.


Notary Public Steven J. Jozwiak
Attorney at Law of New Jersey

STATE OF _____ :

ss:

COUNTY OF _____ :

I CERTIFY that on _____

Personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached Deed.
- (b) was authorized to and did execute this Deed as _____ of _____, the entity named in this Deed;
- (c) made this Deed for \$ _____ 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; and
- (d) executed this Deed as the act of the entity.

Notary Public

LEGAL DESCRIPTION

BEGINNING at a point in the intersection of the Northwesterly line of Lincoln Avenue, (50 feet wide) with the Northerly line of State Street (50 feet wide); extending thence

1. North 16 degrees 46 minutes East along the said line of Lincoln Avenue, 96.81 feet to a marble monument; thence
2. North 73 degrees 14 minutes West along the Southwesterly line of Lot 76 of the hereinafter mentioned Plan, 91.86 feet to an iron pipe; thence
3. South 16 degrees 46 minutes West along the Southeasterly line of land now or formerly of Peter M. Ryan, et ux, 140.99 feet to an iron pipe in the said line of State Street; thence
4. North 81 degrees 05 minutes East along the said line of State Street 101.93 feet to the place of BEGINNING.

BEING part of Lots 74 and 75, Plan of Merchantville Farms.

ALSO being shown and designated as Lot 23 Block 188.01 on the Current Tax Map of the Township of Cherry Hill.

BEING further known as 370 Lincoln Avenue, N.

IT IS the intention of this deed or conveyance to have the Grantor, Sherri Lynn Baker, extinguish, release, convey and/or waive any and all rights she may have to the within described premises by virtue of title as tenant by the entirety or in common, any rights under N.J.S.A. 37:2-18, et seq. or the joint right of possession, pursuant to N.J.S.A. 3B:28-3, or any rights she may have under N.J.S.A. 2A:34-23 (equitable distribution) and to create in Grantee, Andre R. Baker, Jr, his heirs and assigns the fee simple title to said lands and premises as described herein, free and clear of all legal and/or equitable claims including inchoate or choate dower claims of the said Grantor in and to subject premises.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Sherri Lynn Baker

Current Street Address

4315 Bridgeboro Road

City, Town, Post Office Box

Moorestown

State

NJ

Zip Code

08075

PROPERTY INFORMATION

Block(s)

188.01

Lot(s)

23

Qualifier

Street Address

370 Lincoln Avenue N.

City, Town, Post Office Box

Cherry Hill

State

NJ

Zip Code

08002

Seller's Percentage of Ownership

50%

Total Consideration

7,500.00

Owner's Share of Consideration

100 7,500.00 *o.p.*

Closing Date

6/26/2017

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

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.

6/26/2017
Date

Sherri Lynn Baker
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature
(Seller) Please 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

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

COUNTY CAMDEN 0409

MUNICIPALITY OF PROPERTY LOCATION CHERRY HILL

*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, Sherri Lynn Baker, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated June 26, 2017 transferring real property identified as Block number 188.01 Lot number 23 located at 370 Lincoln Avenue N. and annexed thereto.

(2) CONSIDERATION \$ 7,500.00 (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.

(i) Between husband and wife/civil union partners, or parent and child.

(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.
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.
One or two-family residential premises.
Resident of State of New Jersey.
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.
Meets income requirements of region.
Reserved for occupancy.
Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

- Entirely new improvement.
Not previously occupied.
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 this 26 day of June, 2017

Sherri Lynn Baker
Signature of Deponent

Sherri Lynn Baker
Grantor Name

4315 Bridgeboro Road
Moorestown, NJ 08075

4315 Bridgeboro Road
Moorestown, NJ 08075

Deponent Address

Grantor Address at Time of Sale

xxx-xxx-400

Steven J. Jozwiak, Esquire

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

Steven J. Jozwiak
Attorney at Law of NJ

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/pt/localtax.htm