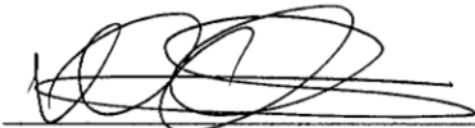


Prepared by:



Wayne C. Streitz, Esq.  
An Attorney at Law of New Jersey

# DEED

This Deed is made on July 23<sup>rd</sup>, 2014, to be effective July 25, 2014.

**BETWEEN** **Norma P. Kilburger**, whose address is 115 Silver Avenue, Glassboro, New Jersey 08028, referred to as Grantor,

**AND Joseph Brigandi, Jr. and Elaine Brigandi, husband and wife, as tenants by the entirety and as 50% tenant in common with Joseph Coddington as 50% tenant in common**, whose address is 113 Silver Avenue, Glassboro, New Jersey 08028, referred to as Grantee.

**TRANSFER OF OWNERSHIP** Grantor grants and conveys (transfers ownership of) the property described below to Grantee. This transfer is made for the sum of ONE HUNDRED TWENTY TWO THOUSAND AND 00/100 DOLLARS (\$122,000.00). Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** (N.J.S.A. 46:15-2.1) Borough of Glassboro, Block 4, Lot 1.

**PROPERTY.** The property consists of that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Glassboro, County of Gloucester and State of New Jersey, described in Schedule A attached hereto and made a part hereof.

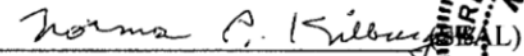
Property address: 115 Silver Avenue, Glassboro, New Jersey 08028.

BEING the same lands and premises which Delsea Orchards, Inc., a New Jersey Corporation, conveyed to Nicholas Kilburger, Jr. and Norma P. Kilburger, his wife, by Deed dated February 28, 1950 and recorded March 23, 1950 in the Gloucester County Clerk's Office in Deed Book 646 at page 443&c and re-recorded on August 3, 1953 in Deed Book 747 at page 275&c. Thereafter the said Nicholas Kilburger, Jr., departed on February 14, 2014 wherein title vested in Norma P. Kilburger by right of survivorship.

SUBJECT TO easements, restrictions and covenants of record.

**PROMISES BY GRANTOR.** Grantor promises that 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 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 Grantor).

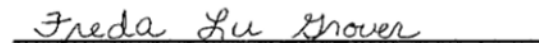
**SIGNATURES.** Grantor signs this Deed as of the date at the top of this page.

  
Norma P. Kilburger



STATE OF NORTH CAROLINA, HENDERSON: ss.

I CERTIFY that on July 23<sup>rd</sup>, 2014 Norma P. Kilburger personally came before me and acknowledged under oath, to my satisfaction, that she is the person named in and personally signed this Deed; she signed, sealed and delivered this Deed as her act and deed; she made this Deed for \$122,000.00 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.)





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)

Norma P. Kilburger

Current Resident Address:

Street: 115 Silver Avenue

City, Town, Post Office

Glassboro

State

NJ

Zip Code

08028

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

4

Lot(s)

1

Qualifier

Street Address:

115 Silver Avenue

City, Town, Post Office

Glassboro

State

NJ

Zip Code

08028

Seller's Percentage of Ownership

100%

Consideration

\$122,000.00

Closing Date

7-25-14

**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.

7-23-2014

Date

*Norma P. Kilburger*

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

## SCHEDULE A

### Legal Description

ALL that certain lot, parcel or tract of land, situate and lying in the Borough of Glassboro, County of Gloucester, State of New Jersey, as appearing upon Map of Stanger Farms, Glassboro, New Jersey, dated September 1, 1937, and being more particularly described as follows:

BEGINNING at a point of intersection of the Northerly line of Silver Avenue and the Easterly line of Carpenter Street; thence (1) in a general Northwesterly direction along the Easterly line of Carpenter Street, a distance of 151.54 feet to a point in the rear of Lot No. 91 as shown on said plan; thence (2) in a general Northeasterly course and parallel with Silver Avenue, along the dividing lines at the rear of lots 89, 90, 91 and 92, a distance of 94 feet to a point common to Lots 87, 88, 89, and 90; thence (3) in a general Southeasterly direction along the dividing line between lots 88 and 90 and parallel to Carpenter Street, a distance of 151.54 feet to a point in the Northerly line of Silver Avenue; thence (4) in a general Southwesterly direction along the Northerly line of Silver Avenue, a distance of 94 feet to the point and place of beginning.

Being lots 90 and 92 as shown on the Map of Stanger Farms aforesaid.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 1 in Block 4 on the Borough of Glassboro Tax Map.

# Acknowledgement

STATE OF NORTH CAROLINA

COUNTY OF Henderson

I certify that Norma P. Kilburger personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: Deed 2 pages dated 7/23/14 to Joseph and Elaine Brigandi  
Name or description of attached document

I further certify that (select one of the following identification options):

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a North Carolina State ID Card.  
type of identification Expiring 3/5/19
- A credible witness, \_\_\_\_\_, has sworn or affirmed to me the  
name of credible witness  
identity of the principal, and that he or she is not a named party to the foregoing document, and has no interest in the transaction.

Date: July 23, 2014

Freda Lu Grover  
Notary Public

Freda Lu Grover  
Typed or Printed Notary Name

My commission expires: July 24, 2018



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**DEED**

Dated: July 23<sup>rd</sup>, 2014 to be  
effective on July \_\_\_\_\_, 2014

*Norma P. Kilburger*

---

Norma P. Kilburger,  
Grantor

TO

Joseph Brigandi, Jr. and Elaine Brigandi, H/W as tenants  
by the entirety and as 50% tenant in common with  
Joseph Coddington as 50% tenant in common,  
Grantee

***Homestead Title Agency***  
***1225 N. Broad Street, Suite 1***  
***West Deptford, NJ 08096***  
***(856) 848-3330***

*HTA 14673*

---

# Acknowledgement

STATE OF NORTH CAROLINA

COUNTY OF Henderson

I certify that Norma P. Kilburger personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: 2 pages Affidavit of Consideration for Use by Seller  
Name or description of attached document Dated 7/23/14.

I further certify that (select one of the following identification options):

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a \_\_\_\_\_  
type of identification
- A credible witness, \_\_\_\_\_, has sworn or affirmed to me the  
name of credible witness  
identity of the principal, and that he or she is not a named party to the foregoing document, and has no interest in the transaction.

Date: July 23, 2014

Freda Lu Grover  
Notary Public

Freda Lu Grover  
Typed or Printed Notary Name

My commission expires: July 24, 2018



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 Gloucester } SS. County Municipal Code 0806

MUNICIPALITY OF PROPERTY LOCATION Glassboro \*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, Norma P. Kilburger being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Grantor in a deed dated 2014 transferring
real property identified as Block number 4 Lot number 1 located at
115 Silver Avenue, Glassboro and annexed thereto.

(2) CONSIDERATION \$ 122,000.00 (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.

(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) [X] 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:

- [X] Owned and disabled persons or grantor(s) at time of sale.
[X] One or two-family residential premises.

\*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.

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

- [ ] Entirely new improvement.
[ ] Not previously used for any purpose.

(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 23rd day of July, 2014

Signature of Deponent (Handwritten: Norma P. Kilburger)

Norma P. Kilburger Grantor Name

115 Silver Ave. Glassboro, NJ 08028

115 Silver Ave. Glassboro, NJ 08028

See attached

Deponent Address (Handwritten: 115 Silver Ave, Glassboro, NJ 08028)

Grantor Address at Time of Sale

Last three digits in Grantor's Social Security Number XXX-XXX-8675 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: www.state.nj.us/treasury/taxation/lpt/localtax.htm

