

Block 1003	Land Desc 5.3 AC	Owners Name	Land	87,800	Exemption	Net Taxable Value	Deductions
Lot 12.01	Bldg Desc CONVENTIONAL	Street Address	Impr	100,100	Code		
Qual	Addl Lots 14	City & State	Total	187,900	Value	0	
Acct#	Acres 5.300	Property Location 1021 UNION MILL RD	Zone R3				

SITE INFORMATION

Sewer: YES
 Water: YES
 Gas: YES
 Topography: LEVEL
 Road: PAVED
 Road: BUSY ROAD

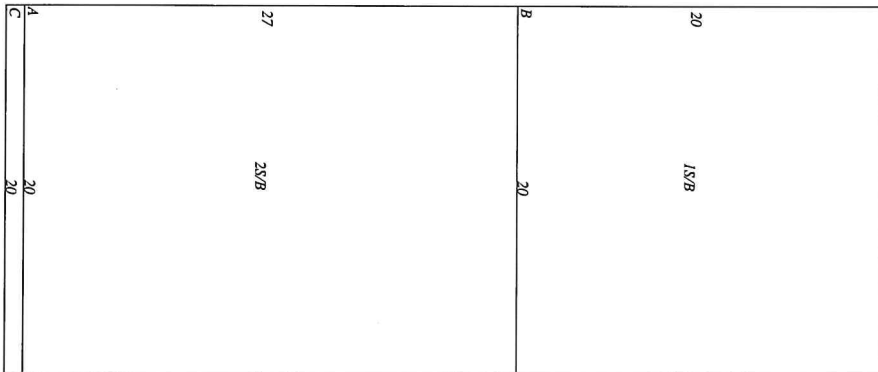
BUILDING INFORMATION

Type and Use: ONE FAMILY
 Story Height: TWO STORY
 Style: COLONIAL
 Exterior Fin: VINYL SIDING
 Roof Type: GAMBREL
 Roof Material: ASPHALT SHINGLE
 Foundation: CONC/CLND BLK
 Condition: AVERAGE
 Quality: 16
 Source: 16
 Bath: Mod: Avg:2 Old:
 Kitchen: Mod: Avg:1 Old:
 Room Count: Tot: 8 Bed: 4 Bth: 2
 Year Built: 1900
 Eff Age (Years): 33
 Livable Area: 1500

BASEMENT 940 SF
 FIRST STORY 940 SF
 UPPER STORY 560 SF
 FORCED HOT AIR 1500 SF
 AC ADDED TO HOT 1500 SF
 3 FIXTURE BATH 2
 DETACHED GARAGE 18TY 560 SF
 SHED 18TY 240 SF

SALE DATE 11/12/93
 SALE PRICE 115000

SKETCH



Land:	87,800	Exemption	Net Taxable Value	Deductions
Impr:	100,100	Code:		Cd No-0w

Total:	187,900	Value:	0	187,900
Man:				

BUILDING PERMITS/REMARKS

[illegible]

LAND CALCULATIONS										SITE INFORMATION			RESIDENTIAL COST APPROACH			
Frt	Rt	SB	T	FF	Avgd Tabl	Eqf	Rate	Site	Cond	Value	Road:	Utilities:		Basement		
											PAVED	Sewer:	YES	940 x	9,520 + 2160 x1.00 x1.00= 11109	
											Curbs:	Water:	YES			
											Sidewalk:	Gas:				
BUSY ROAD 90															Main Bldg	
					Units		Rate	Site	Cond	Value	Measured:	SG	TOP:	940 x	49,390 +22230 x1.00 x1.00= 68657	
					4,480 AC		25000		25	100	100	INFO:	LEVEL	560 x	35,150 + 6600 x1.00 x1.00= 26284	
					0,300 AC		5000		100	100	100	Inspected:	Neigh:			
					SF:	230,868		Auto: Y	Land Value:	87,750		VCS:	R3			
Net Adj:		90.00														

CONVENTIONAL COLONIAL, UNION MILL RD: -10% LAND, UPD ROOF, MAINT WINDS, UPD VINYL SDC, AC APPEARS	BUILDING INFORMATION		Heat/AC FORCED HOT AIR AC ADDED TO HOT	1500 X 1500 X 2,460 + 0.050 + 2064 X1.00 X1.00=	4554 7680
	Type and Use: ONE FAMILY	Class/Quality: 16			

Story Height:	Condition:	
TWO STORY	AVERAGE	
Style:	Year Built/EFFA:	
COLONIAL	1900 / 33 (N)	
Exterior Finish:	Info By:	
VINYL SIDING		

[illegible]

CONC/CLIND BLK		SHEETROCK/DRYMA	
Baths:	M:	A: 2	O:
Kitchens:	M:	A: 1	O:
ROOM COUNT			
B	1	2	3/A Tot

A: 2S/B		cg27r20	540
B: 1S/B		u20cd50r20	400
C: 2ND OH		d2cd1r20	20
D:			0
E: 20			4
F: 20			4
G: 20			4
H: 20			4
I: 20			4
J: 20			4
K: 20			4
L: 20			4
M: 20			4
N: 20			4
O: 20			4
P: 20			4
Q: 20			4
R: 20			4
S: 20			4
T: 20			4
U: 20			4
V: 20			4
W: 20			4
X: 20			4
Y: 20			4
Z: 20			4
AA: 20			4
AB: 20			4
AC: 20			4
AD: 20			4
AE: 20			4
AF: 20			4
AG: 20			4
AH: 20			4
AI: 20			4
AJ: 20			4
AK: 20			4
AL: 20			4
AM: 20			4
AN: 20			4
AO: 20			4
AP: 20			4
AQ: 20			4
AR: 20			4
AS: 20			4
AT: 20			4
AU: 20			4
AV: 20			4
AW: 20			4
AX: 20			4
AY: 20			4
AZ: 20			4
BA: 20			4
BB: 20			4
BC: 20			4
BD: 20			4
BE: 20			4
BF: 20			4
BG: 20			4
BH: 20			4
BI: 20			4
BJ: 20			4
BK: 20			4
BL: 20			4
BM: 20			4
BN: 20			4
BO: 20			4
BP: 20			4
BQ: 20			4
BR: 20			4
BS: 20			4
BT: 20			4
BU: 20			4
BV: 20			4
BW: 20			4
BX: 20			4
BY: 20			4
BZ: 20			4
CA: 20			4
CB: 20			4
CC: 20			4
CD: 20			4
CE: 20			4
CF: 20			4
CG: 20			4
CH: 20			4
CI: 20			4
CJ: 20			4
CK: 20			4
CL: 20			4
CM: 20			4
CN: 20			4
CO: 20			4
CP: 20			4
CQ: 20			4
CR: 20			4
CS: 20			4
CT: 20			4
CU: 20			4
CV: 20			4
CW: 20			4
CX: 20			4
CY: 20			4
CZ: 20			4
DA: 20			4
DB: 20			4
DC: 20			4
DD: 20			4
DE: 20			4
DF: 20			4
DG: 20			4
DH: 20			4
DI: 20			4
DJ: 20			4
DK: 20			4
DL: 20			4
DM: 20			4
DN: 20			4
DO: 20			4
DP: 20			4
DQ: 20			4
DR: 20			4
DS: 20			4

[illegible]

Copyright (c) 1999 MicroSystems-NI, Conn., L.L.C.	Scale:	20	
	Old L:	02/25/19	9
	Land:	87, 800	
	Impr:	100, 100	
	Total:	187, 900	

RECORDING INFORMATION SHEET

 50 RANCOCAS RD,
MT. HOLLY, NJ 08060

INSTRUMENT NUMBER:

5665318

DOCUMENT TYPE:

DEED

Official Use Only

Document Charge Type DEED - FULL EXEMPTION

Return Address (for recorded documents)

 LLC SIMPLIFILE
4844 NORTH 300 WEST
PROVO UT 84604

 JOANNE SCHWARTZ
BURLINGTON COUNTY

 RECEIPT NUMBER
8788351

 RECORDED ON
July 24, 2021 3:00 PM

 INSTRUMENT NUMBER
5665318

 BOOK: OR13544
PAGE: 8893

 No. Of Pages
(Excluding Recording Information and/or Summary Sheet) 5

Consideration Amount \$1.00

Recording Fee \$85.00

Realty Transfer Fee \$0.00

Total Amount Paid \$85.00

Municipality MOUNT LAUREL TWP

 Parcel Information
Block: 1003
Lot: 12.01

First Party Name WILLIAM T DICIURCIO

Second Party Name ONE 021 UNION MILL RD

Additional Information (Official Use Only)



Ctrl Id: 6000439 Recording Clerk: KATHY

***** DO NOT REMOVE THIS PAGE. *****

COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF BURLINGTON COUNTY FILING RECORD

***** RETAIN THIS PAGE FOR FUTURE REFERENCE. *****



Burlington County Document Summary Sheet

BURLINGTON COUNTY CLERK 50 RANCOCAS RD MOUNT HOLLY NJ 08060 1317	Transaction Identification Number	5376096	5365392
	Recorded Document to be Returned by Submitter to: GOLDEN TITLE AGENCY, LLC 1818 OLD CUTHBERT RD CHERRY HILL, NJ 08034		

Official Use Only

Submission Date (mm/dd/yyyy)		06/30/2021
No. of Pages (excluding Summary Sheet)		5
Recording Fee (excluding transfer tax)		\$85.00
Realty Transfer Tax		\$0.00
Total Amount		\$85.00
Document Type	DEED-NO CONSIDERATION	
Electronic Recordation Level	L2 - Level 2 (With Images)	
Municipal Codes	MOUNT LAUREL TWP 24	
564382		

Additional Information (Official Use Only)

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Burlington County Document Summary Sheet

DEED-NO CONSIDERATION	Type	DEED-NO CONSIDERATION				
	Consideration	\$1.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	04/29/2021				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		WILLIAM D CIURCIO			1021 UNION MILL ROAD, MOUNT LAUREL, NJ 08054	
	GRANTEE	Name			Address	
		1021 UNION MILL ROAD LLC			1021 UNION MILL ROAD, MOUNT LAUREL, NJ 08054	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		24	1003	12.01		24

*** DO NOT REMOVE THIS PAGE.**
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RETAIN THIS PAGE FOR FUTURE REFERENCE.

GMU-2001-

Deed

This Deed is made on April 29, 2021

Between

William T. Di Ciurcio, widow

whose post office address is 1021 Union Mill Road, Mount Laurel Township, NJ 08054

referred to as the Grantor,

and

1021 Union Mill Road LLC

whose post office address is 1021 Union Mill Road, Mount Laurel Township, NJ 08054

referred to as the Grantee.

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

1. **Transfer of Ownership.** The grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This Transfer is made for the sum of **One And 00/100 Dollars (\$1.00)**. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15:1.1) Municipality of Township of Mount Laurel
Block No. 1003 Lot No. 12.01 Account No.

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

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Township of Mount Laurel, County of Burlington and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof.
(check box if applicable)

(For Recorder's Use Only)

Prepared by: (print signer's name below signature)



Komlika Gill
Attorney At Law

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the Township of Mount Laurel, County of Burlington, State of New Jersey, and being more particularly described as follows:

Beginning at a point in the Centerline of Union Mill Road (49.5 feet wide) at its intersection with the centerline of a certain bridge over a stream leading to the North branch of the Pennsauken Creek, corner to lands now or formerly of Stufflebeam and extending thence

- (1) South 30 degrees 25 minutes West 73.35 feet to an angle in same ; thence
- (2) South 17 degrees 12 minutes West, still along the centerline of Union Mill Road 177.61 feet to a point; thence
- (3) North 68 degrees 24 minutes 11 seconds West 128.59 feet to a point; thence
- (4) South 71 degrees 10 minutes 56 seconds West 358.93 feet to a point; thence
- (5) North 59 degrees 51 minutes 09 seconds West 38.00 feet more or less to the centerline of said stream and corner to lands now or formerly of Stufflebeam; thence
- (6) along the centerline of said stream, North 56 degrees 35 minutes 22 seconds East 206.52 feet, more or less, to a point; thence
- (7) still along the centerline of said stream, North 69 degrees 39 minutes 23 seconds East 271.84 feet, more or less, to a point; thence
- (8) still along the centerline of said stream, North 64 degrees 25 minutes 08 seconds East 171.43 feet, more or less, to the point and place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 12.01 in Block 1003 on the Township of Mount Laurel Tax Map.

BEING THE SAME PREMISES William T. Di Ciurcio, and Sandra J. Di Ciurcio, his wife by deed from William T. Di Ciurcio, II, and Diane B. Di Ciurcio, his wife, dated November 12, 1993, recorded December 11, 1993, in the Clerk's Office of the County of Burlington, New Jersey, in Deed Book 4654, page 9.

Sandra J. Di Ciurcio has since departed this life on May 20, 2004 whereby Title became vested to William T. Di Ciurcio by rights of survivorship.

The street address of the Property is: 1021 Union Mill Road, Mount Laurel Townshi, NJ 08054.

4. **Type of Deed.** This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed by:




_____ {SEAL}
William Di Ciurcio

STATE OF NEW JERSEY, COUNTY OF Camden

I CERTIFY that on April 29, 2021, William Di Ciurcio personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; 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).





(Print name and title below signature)

RECORD AND RETURN TO:

Golden Title Agency, LLC
1818 Old Cuthbert Road Suite 320
Cherry Hill, NJ 08034

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s) **William T. Di Ciurcio**

Current Street Address **3302 Rogers Walk**

City, Town, Post Office **mt Laurel**

State **NJ**

ZIP Code **08054**

Property Information

Block(s) **1003**

Lot(s) **12.01**

Qualifier

Street Address **1021 Union Mill Road**

City, Town, Post Office **Mount Laurel Townshi**

State **New Jersey**

ZIP Code **08054**

Seller's Percentage of Ownership **100 %**

Total Consideration **\$ 1.00**

Owner's Share of Consideration **\$ 1.00**

Closing Date **4/29/21**

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.
☐ 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.
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.

April 29, 2021

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

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

Burlington

} SS. County Municipal Code
0324

FOR RECORDER'S USE ONLY

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

MUNICIPALITY OF PROPERTY LOCATION Township of Mount Laurel

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, William Di Ciurcio, being duly sworn according to law upon his/her oath,
(Name)

deposes and says that he/she is the Grantor in a deed dated 4/29/2021 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 1003 Lot number 12.01 located at

1021 Union Mill Road, Township of Mount Laurel, Burlington

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:
(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 (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 symbols is insufficient. Explain in detail.

\$1.00 deed; no mortgage of record

(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, #12 on reverse side)

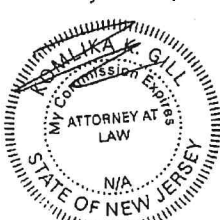
- ☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(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
this 29th day of April, 2021



Signature of Deponent: William Di Ciurcio
Grantor Name: 3102 Rosers Walk
Deponent Address: 1021 Union Mill Rd, Mt Laurel NJ 08054
Grantor Address at Time of Sale: 1021 Union Mill Rd, Mt Laurel NJ 08054
Last three digits in Grantor's Social Security Number: XXX-XXX-123
Name/Company of Settlement Officer: Golden Title Agency, LLC

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 08646-0251

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 it 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/realtytransferfee.html