



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 25-R-97

REGULAR MEETING

APRIL 7, 2025

**RESOLUTION AUTHORIZING THE SALE OF
103 CEDAR STREET, MOUNT LAUREL
TO ADJACENT PROPERTY OWNER**

WHEREAS, Block 802.30, Lot 5 on the Tax Map of the Township of Mount Laurel, commonly known as 103 Cedar Street (the "Property"), is a small residential lot owned by the Township by virtue of an In Rem tax foreclosure; and

WHEREAS, the Property serves no public purpose for the Township and the Township would be best served by selling the same to an adjacent owner pursuant to the New Jersey Local Lands and Buildings Law ("LLBL"); and

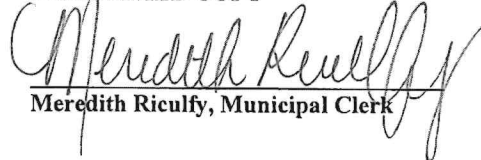
WHEREAS, pursuant to the LLBL, the Township solicited bids from adjacent interested property owners and at the time and place for receiving bids opened the sole bid from Asa and Sally Bush of 105 Cedar Street in the amount of \$7,020.00 ; and

WHEREAS, the Township seeks to sell the land to Mr. and Mrs. Bush; and

NOW, THEREFORE, BE IT RESOLVED on this 7th day of April, 2025, by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey, that the Township shall sell the Property to Mr. and Mrs. Bush for \$7,020.00 and the Township Solicitor shall prepare and the Township Manager shall execute all documents necessary to complete the sale, including but not limited to, the Agreement of Sale and Deed.

This resolution was adopted at a meeting of the Township Council held on April 7, 2025 and shall take effect immediately.

A CERTIFIED COPY


Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Catalan-Culnan		✓				owner
Janjua		✓				Tax Assessor
Moustakas		✓				Tax Collector
Pritchett	✓	✓				Deputy
Steglik	✓	✓				

RECORDING INFORMATION SHEET		50 RANCOCAS RD. MT. HOLLY, NJ 08060	
INSTRUMENT NUMBER: 5961043	DOCUMENT TYPE: DEED		
Official Use Only JOANNE SCHWARTZ BURLINGTON COUNTY RECEIPT NUMBER 9121573 RECORDED ON June 13, 2025 2:04 PM INSTRUMENT NUMBER 5961043 BOOK: OR13771 PAGE: 1685	Document Charge Type	DEED - FULL EXEMPTION	
	Return Address (for recorded documents) PARKER MCCAY P.A. 9000 MIDLANTIC DRIVE MOUNT LAUREL NJ 08054		
	No. Of Pages <i>(Excluding Recording Information and/or Summary Sheet)</i>		6
	Consideration Amount		\$7,020.00
	Recording Fee		\$95.00
	Realty Transfer Fee		\$0.00
	Total Amount Paid		\$95.00
	Municipality	MOUNT LAUREL TWP	
	Parcel Information	Block: 802.30 Lot: 5	
	First Party Name	MOUNT LAUREL TWP	
Second Party Name	ASA BUSH		
Additional Information (Official Use Only)			
			
Ctrl Id: 6375207 Recording Clerk: vramirez			
***** 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		7697587	9454467
	Recorded Document to be Returned by Submitter to: PARKER MCCAY P.A. 9000 MIDLANTIC DRIVE SUITE 300 MOUNT LAUREL, NJ 08054 5054			
Official Use Only	Submission Date (mm/dd/yyyy)		06/06/2025	
	No. of Pages (excluding Summary Sheet)		6	
	Recording Fee (excluding transfer tax)		\$95.00	
	Realty Transfer Tax		\$0.00	
	Total Amount		\$95.00	
	Document Type	DEED-NO CONSIDERATION		
	Electronic Recordation Level		L2 - Level 2 (With Images)	
	Municipal Codes		MOUNT LAUREL TWP 24	
868357				
Additional Information (Official Use Only)				
* 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

DEED-NO
CONSIDERATION

Type	DEED-NO CONSIDERATION				
Consideration	\$7,020.00				
Submitted By	PARKER MCCAY P.A.				
Document Date	04/24/2025				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
OR	13244	3339		10/13/2016	
GRANTOR	Name			Address	
	TOWNSHIP OF MOUNT LAUREL			750 CENTERTON ROAD, MOUNT LAURE, NJ 08054	
GRANTEE	Name			Address	
	ASA BUSH			105 CEDAR STREET, MOUNT LAUREL, NJ 08054	
	SALLY BUSH			105 CEDAR STREET, MOUNT LAUREL, NJ 08054	
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
RESIDENTIAL PROPERTY (1 - 4 FAMILY)	24	802.30	5		24

*** DO NOT REMOVE THIS PAGE.**
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF BURLINGTON COUNTY FILING RECORD.
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Burlington County Document Summary Sheet

JOANNE SCHWARTZ
BURLINGTON COUNTY CLERK
P.O. BOX 6000
50 RANCOCAS RD, 3rd FLOOR
MOUNT HOLLY, NJ
08060-1317

Return Name and Address
Parker McCay PA
9000 Midlantic Drive, Suite 300
Mt. Laurel NJ 08054

Official Use Only

Submitting Company	Parker McCay P.A.
Document Date (mm/dd/yyyy)	04/24/2025
Document Type	Deed
No. of Pages of the Original Signed Document (Including the cover sheet)	6
Consideration Amount (If applicable)	\$7,020.00

First Party (Grantor or Mortgagor or Assignor) (Enter up to five names)	Name(s) (Last Name First Name Middle Initial Suffix) (or Company Name as written)	Address (Optional)			
	Township of Mount Laurel	750 Centerton Road, Mount Laurel NJ 08054			
Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names)	Name(s) (Last Name First Name Middle Initial Suffix) (or Company Name as written)	Address (Optional)			
	Asa Bush Sally Bush	105 Cedar Street, Mount Laurel 08054 105 Cedar Street, Mount Laurel 08054			
Parcel Information (Enter up to three entries)	Municipality	Block	Lot	Qualifier	Property Address
	Mount Laurel Township	802.30	5		105 Cedar Street, Mount Laurel 08054
Reference Information (Enter up to three entries)	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date
	Deed	13244	3339		

*DO NOT REMOVE THIS PAGE.

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

Prepared by:
George M. Morris, Esquire

DEED

This Deed is made effective on this 24 day of April, 2025,

BETWEEN TOWNSHIP OF MOUNT LAUREL, a municipal corporation of the State of New Jersey, having an address at 750 Centerton Road, Mount Laurel, New Jersey 08054, referred to as the Grantor,

AND ASA BUSH AND SALLY BUSH, husband and wife, having an address at 105 Cedar Street, Mount Laurel, New Jersey 08054, 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) all of its right, title and interest in the property (called the "Property") described below to the Grantee. This transfer is made for the sum of Seven Thousand and Twenty Dollars (\$7,020.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:26A-3a(5)(b)) Township of Mount Laurel, Block No. 802.30, Lot 5.

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 of the property is as follows:

BEGINNING at a point in the Centerline of Cedar (25') Street and intersection of 'A' Street (vacated April 4, 1964) being South 76 degrees 10 minutes 00 seconds East 62.50 feet along the Centerline of Cedar Street and runs; thence

1. South 13 degrees 50 minutes and 00 seconds East 112.50 feet along the dividing of Lots 7 and 5 to a point in the Northerly Line of Lot 1 Block 802.10; thence
2. South 76 degrees 10 minutes 00 seconds West 50.00 feet along the dividing Line of Lot 5 Block 802.30 and Lot 1 Block 802.10 to a rebar; thence
3. North 13 degrees 50 minutes 00 seconds West 112.50 feet along the dividing Line of Lot 1 Block 802.30 and Lot 5 Block 802.30 to a point in the Centerline of said Cedar Street; thence
4. North 76 degrees 10 minutes 00 seconds East 50.00 feet along the said Centerline of said Cedar Street to the point and place of beginning.

CONTAINING within said bounds 5,625 square feet of land more or less.

The sale was authorized by Resolution No. 25-R-97 adopted on April 7, 2025.

BEING the same lands and premises conveyed to Grantor by Final Judgment against Estate of Clara Silverman and Nathan Silverman dated July 15, 2016 and recorded October 13, 2016 in the Burlington County Clerk's Office in Deed Book OR13244, Page 3339.

UNDER AND SUBJECT, nevertheless, to obvious easements and all easements, covenants, conditions, rights of way and restrictions of record and to such state of facts as an accurate survey may reveal.

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. This Deed is signed by the proper parties as of the date at the top of the first page.

[Signature Page Follows]

ATTEST:

TOWNSHIP OF MOUNT LAUREL

Meredith Riculfy
Name:

By: Meredith Riculfy
Name: Meredith Riculfy
Title: Township Manager/Clerk

STATE OF NEW JERSEY
COUNTY OF BURLINGTON

I CERTIFY that on April 17, 2025, Meredith Riculfy personally came before me and acknowledged under oath, to my satisfaction, that this person:

- (a) is the Township Manager/Clerk of the Township of Mount Laurel, in the County of Burlington, State of New Jersey, the Grantor named in this deed;
- (b) signed and delivered this Deed by the Township as its voluntary act duly authorized by Ordinance No 25-R-97, dated April 7, 2025;
- (c) executed the Deed as the act of the entity; and
- (d) made this Deed in consideration of the sum of \$7,020.00 and other good and valuable consideration 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).

Joann P. Callahan
Notary Public



GIT/REP-3
(8-24)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Township of Mount Laurel
Current Street Address
750 Centerton Road
City, Town, Post Office
Mount Laurel Township
State
NJ
ZIP Code
08054

Property Information

Block(s)
802.30
Lot(s)
5
Qualifier
Street Address
105 Cedar Street
City, Town, Post Office
Mount Laurel Township
State
NJ
ZIP Code
08054

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	\$7020.00	\$7020.00	

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.
- 7a. ☐ 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 CODE 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. See instructions.
- 7b. ☐ Seller only received 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.

5/5/25

Date

[Signature]

Signature (Seller)

TOWNSHIP MANAGER

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

MUNICIPALITY OF PROPERTY LOCATION Township of Mount Laurel

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

*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, George M. Morris, being duly sworn according to law upon his/her oath,
(Name) CS

deposes and says that he/she is the Legal Representative Grantor in a deed dated April 24, 2025 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 802.30 Lot number 5 located at
105 Cedar Street, Mount Laurel 08054 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 7020.00 (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.

Municipality of the State of New Jersey - Mount Laurel Township

(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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- ☐ Intercompany transfer between combined group members as part of the unitary business
☐ Combined group NU ID number (Required) _____

(9) 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 16th day of MAY, 2025

Joann P. Callahan

JOANN CALLAHAN
Notary Public, State of New Jersey
Comm. # 50105469
My Commission Expires 5/22/2029

Signature of Deponent
9000 Maricopa Drive, Suite 300,
Mount Laurel, NJ 08054
Deponent Address

xxx-xx-x 868

Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

Township of Mount Laurel
Grantor Name
750 Centeron Road Mount Laurel,
NJ 08054
Grantor Address at Time of Sale

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: