



**Cape May County
Document Summary Sheet**

2019089414 Bk D3847 Pgs 945-949
Recorded County of Cape May, NJ
Consideration \$1.00
Realty Transfer Fee \$0.00
Date 04/09/2019 14:13:29 By JK
Rita Marie Fulginiti, County Clerk
Recording Fees \$83.00

CAPE MAY COUNTY CLERK
PO BOX 5000
7 NORTH MAIN STREET
CAPE MAY COURT HOUSE
NJ 08210-5000

Return Name and Address
Raymond L. Poling, P.C.
4210 Landis Ave
Sea Isle City NJ 08243

Official Use Only

Submitting Company	Raymond L. Poling, P.C.
Document Date (mm/dd/yyyy)	03/18/2019
Document Type	DEED
No. of Pages of the Original Signed Document (Including the cover sheet)	5
Consideration Amount (if applicable)	\$1.00

	Name(s) <small>(Last Name First Name Middle Initial Suffix) (or Company Name as written)</small>	Address (Optional)
First Party <small>(Grantor or Mortgagor or Assignor) (Enter up to five names)</small>	Boice, Daniel K	8805 Winthrop Drive Alexandria VA 22308

5
JMK

	Name(s) <small>(Last Name First Name Middle Initial Suffix) (or Company Name as written)</small>	Address (Optional)
Second Party <small>(Grantee or Mortgagee or Assignee) (Enter up to five names)</small>	Mellon, Jennifer L	625 S Saint Asaph Street Alexandria VA 22314

	Municipality	Block	Lot	Qualifier	Property Address
Parcel Information <small>(Enter up to three entries)</small>	Sea Isle City	73.02	757	C-W	14 73rd Street, West Unit

	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date
Reference Information <small>(Enter up to three entries)</small>					

***DO NOT REMOVE THIS PAGE.**
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF CAPE MAY COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared by:

DEED

Raymond L. Poling, Esq.

This Deed is made on March 18, 2019

BETWEEN DANIEL K. BOICE, whose address is 8805 Winthrop Drive, Alexandria, VA 22308, referred to as the Grantor,

AND JENNIFER L. MELLON, whose address is 625 S. Saint Asaph Street, Alexandria, VA 22314, 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) the property described below to Grantee. This transfer is made for **\$1.00**. The Grantor acknowledges receipt of said consideration.

Tax Map Reference. [N.J.S.A. 46:26A-3(a)(5)(b)] City of Sea Isle City, County of Cape May, Block No. **73.02** Lot No. **757** Qualifier No. **(C-W)** Account No.

Property. The property consists of the land and all the buildings and structures on the land in the **City of Sea Isle City, County of Cape May and State of New Jersey**. The legal description is:

ALL the following described parcel lying and being in the City of Sea Isle City, County of Cape May, State of New Jersey, including the appurtenances thereto in fee simple, subject to the provisions of the New Jersey Condominium Act (R.S. 46:8B-1 et seq.), its amendments and supplements, and to the provisions of that Master Deed of "**14 73rd STREET CONDOMINIUM**", a condominium dated **August 10, 2017** and recorded **August 23, 2017** in the Cape May County Clerk's office in Deed Book **3747**, page **616**; more particularly described as Unit **West** in said condominium, and an undivided **50%** interest in the common elements of said condominium, which unit and common elements have been more specifically defined in the Master Deed aforesaid, as same may be lawfully amended from time to time in conformity with R.S. 46:8B-10.

BEING KNOWN AS Unit West, Lot 757 (C-W), Block 73.02 on the current Official Tax Map of the City of Sea Isle City, New Jersey.

UNDER AND SUBJECT to any and all covenants, conditions, encumbrances, rights, reservations, restrictions and easements of record, if any.

BEING THE SAME PREMISES which Dustin Laricks, LLC by a Deed dated August 15, 2017 and recorded August 23, 2017 in the Cape May County Clerk's Office in Deed Book 3747, page 637, granted and conveyed unto Daniel K. Boice and Jennifer L. Mellon, husband and wife.

THIS DEED is made in accordance with the terms and conditions of the Property Settlement Agreement executed by and between Daniel K. Boice and Jennifer L. Mellon.

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 Camden } SS. County Municipal Code 0509

FOR RECORDER'S USE ONLY
Consideration \$ 1.00
RTF paid by seller \$ E
Date 4-9-19 By [Signature]

MUNICIPALITY OF PROPERTY LOCATION Sea Isle City

*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, Daniel K. Boice, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated 3/18/2019 transferring real property identified as Block number 73.02 Lot number 757 (C-W) located at 14 73rd Street, West Unit, Sea Isle City and annexed thereto.

(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: (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.

(n) Between husband and wife

(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 this 18th day of March, 2019

[Signature] Daniel K. Boice
Signature of Deponent Grantor Name
8805 Winthrop Dr.
Alexandria VA 22308 Grantor Address at Time of Sale

[Signature] JOSEPH P. MCMICHAEL
NOTARY PUBLIC OF NEW JERSEY

MY COMMISSION EXPIRES JAN. 24, 2021

Last three digits in Grantor's Social Security Number 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



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

DANIEL K. BOICE

Current Street Address

5805 Winthrop Drive

City, Town, Post Office Box

Alexandria

State

VA

Zip Code

22308

PROPERTY INFORMATION

Block(s)

73.02

Lot(s)

757

Qualifier

C-W

Street Address

14 73RD STREET WEST UNIT

City, Town, Post Office Box

SEA ISLE CITY

State

NJ

Zip Code

08243

Seller's Percentage of Ownership

50%

Total Consideration

\$1.00

Owner's Share of Consideration

50%

Closing Date

2/18/2019

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.

3/7/19

 Date

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

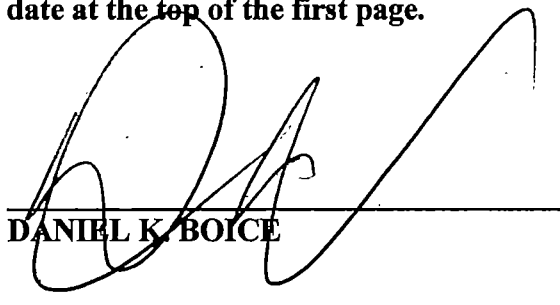
 Date

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

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. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

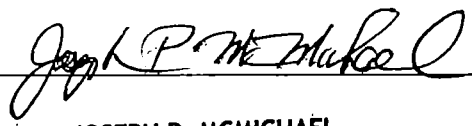


DANIEL K. BOICE

STATE OF NEW JERSEY, COUNTY OF CAMDEN } S.S.

I CERTIFY that on MARCH 18, 2019, DANIEL K. BOICE, 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 or her act and deed; 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. 45:15-5)



JOSEPH P. MCMICHAEL
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JAN. 24, 2021

Record and Return to:

Raymond L. Poling, P.C.
4210 Landis Avenue
Sea Isle City, New Jersey 08243

