



20120208010029710 1/5  
 02/08/2012 01:03:59 PM DEED  
 Bk: 3285 Pg: 36  
 Jeffrey M. Parrott, County Clerk  
 Sussex County, NJ

80

**DEED**

Prepared by:

Nicholas Nicosia, Esq.

This Deed is made on February 3, 2012.

**BETWEEN**

Jill D. Bond and Susan D. Helems, Co-Executrixes of the Estate of  
 John Alexander McLennan  
 residing at 53 Maryann Road, Oak Ridge, New Jersey 07438 and  
 63 Falcon Ridge Way N., Hamburg, New Jersey 07419

referred to as the Grantor.

**AND**

Thomas J. Piquette and Kyle Piquette  
 about to reside at 1802 Route 565, Glenwood, New Jersey 07418

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 the Grantee. This transfer is made for the sum of **One Hundred Ninety-Eight Thousand and 00/100 (\$198,000.00) Dollars.**

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Vernon  
 Block No. 22 Lot No. 11.03 Account No.  
 \_\_\_ No property tax identification number is available on the date of this deed. (Check if applicable.)

**Property.** The property consists of the land and all the buildings and structures on the land in the Township of Vernon, County of Sussex and State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof.

**BEING** the same premises conveyed to the Grantor, John A. McLennan and Joy P. McLennan, his wife, by Deed from Joseph C. Kellerman and Susan E. Kellerman, his wife, dated October 30, 1987, recorded November 9, 1987 in the Sussex County Clerk's Office in Deed Book 1515 at Page 295 and

**CONVEYED** to the Grantor, John A. McLennan, by Deed from John A. McLennan and Joy P. McLennan, his wife dated October 4, 1990, recorded October 5, 1990 in the Sussex County Clerk's Office in Deed Book 1757 at Page 28 and re-recorded November 7, 1991 in Deed Book 1823 at Page 85 and

**CONVEYED** to McLennan Family Irrevocable Trust dated June 24, 1992, by Deed from John A. McLennan, dated June 26, 1992, recorded July 8, 1992 in the Sussex County Clerk's Office in Deed Book 1864 at Page 329 and

20120208010029710  
 2/8/2012 1:03:00 PM  
 Consideration: 198000.00  
 Exempt Code: Regular  
 County: 198 State: 495  
 NJAHTF 72 PHPF: 99  
 EAA: 57.6 General: 0  
 Buyer's Fee: 0  
 Total RTF: 921.6

**Fidelity National Title Ins Co****Commitment**

Agent File No.: W-250651

**SCHEDULE C  
DESCRIPTION**

All that certain tract or parcel of land, situated, lying and being in the Township of Vernon in the County of Sussex and the State of New Jersey, more particularly described as follows:

BEGINNING at a point in the Southeasterly ROW line of Glenwood Road (65 feet wide) (also known as County Route #565). Said point being described as the 4th corner of the 3rd parcel of a 5 lot minor subdivision in a description prepared by High Point Engineers, Surveyors & Planners, Inc., Hamburg, New Jersey and runs; thence

- (1) South 34 degrees 02 minutes 45 seconds East, a distance of 218.23 feet to a point; thence
- (2) South 54 degrees 02 minutes 52 seconds West, 158.40 feet to a point; thence
- (3) North 35 degrees 09 minutes 06 seconds West, 219.28 feet to a point marked by an iron pin; thence
- (4) North 54 degrees 27 minutes 09 seconds East, 162.60 feet to the point or place of BEGINNING.

This description is drawn in accordance with a survey made by Morgan Engineering, L.L.C., dated 1/13/2012.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Lot 11.03, Block 22 of the official Tax Map of the Township of Vernon.



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)**

Name(s)

Jill D. Bond, Co-Executrix of the Estate of John Alexander McLennan

Current Resident Address:

Street: 53 Maryann Road

City, Town, Post Office

State

Zip Code

Oak Ridge

NJ

07438

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

22

11.03

Street Address:

1802 Route 565

City, Town, Post Office

State

Zip Code

Vernon / Glenwood

NJ

07418

Seller's Percentage of Ownership

Consideration

Closing Date

50%

198,000.00

2/3/12

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 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.

**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.

2/3/12

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





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)**

Name(s)  
Susan D. Helems, Co-Executrix of the Estate of John Alexander McLennan

Current Resident Address:

Street: 63 Falcon Ridge Way North

City, Town, Post Office	State	Zip Code
Hamburg	NJ	07419

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)	Lot(s)	Qualifier
22	11.03	

Street Address:  
1802 Route 565

City, Town, Post Office	State	Zip Code
Vernon / Glenwood	NJ	07418

Seller's Percentage of Ownership	Consideration	Closing Date
50%	198,000.00	2/3/12

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 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.

**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.

<p><u>2/3/12</u></p> <p>Date</p>	<p><u>Susan D. Helems</u></p> <p>Signature</p> <p>(Seller) Please indicate if Power of Attorney or Attorney in Fact</p>
<p>_____</p> <p>Date</p>	<p>_____</p> <p>Signature</p> <p>(Seller) Please indicate if Power of Attorney or Attorney in Fact</p>

