



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

Jill D. Bond
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.
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2/3/12

Date

Susan D. Helems

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

CONVEYED to John A. McLennan, single, by Deed from McLennan Family Irrevocable Trust dated June 24, 1992, dated April 12, 2008, recorded May 6, 2008 in the Sussex County Clerk's Office in Deed Book 3201 at Page 429.

THE said John Alexander McLennan departed this life on July 21, 2011 leaving a Last Will and Testament which was duly filed in the Sussex County Surrogates Office under Index No. 51020 whereupon Jill D. Bond and Susan D. Helems were appointed Executors of the Estate and Letters Testamentary granted on September 19, 2011.

SUBJECT to zoning ordinances, easements and restrictions of record, if any, and such state of facts as an accurate survey may disclose.


The street address of the Property is: 1802 Route 565, Glenwood, New Jersey 07418.

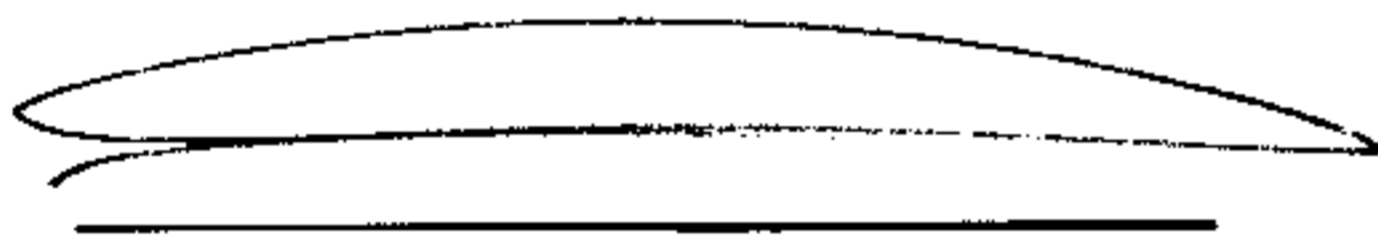
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as 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:


 Nicholas Nicosia, Esq.


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

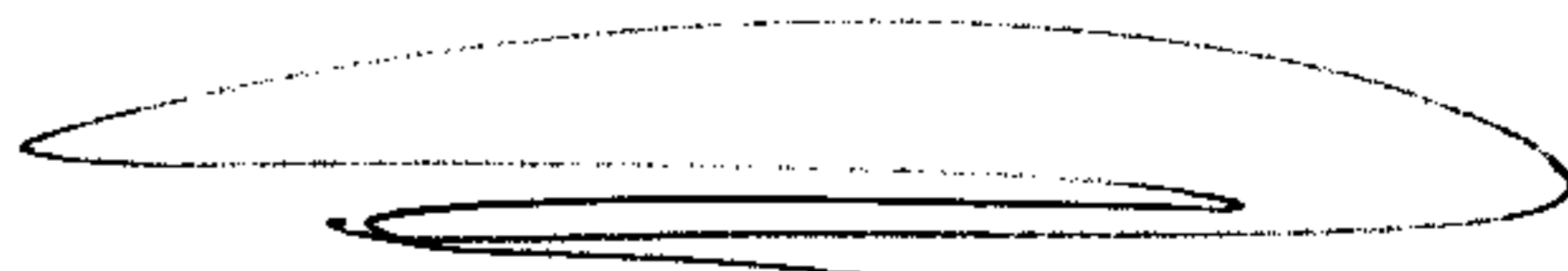

 Nicholas Nicosia, Esq.


 Susan D. Helems, Co-Executrix
 of the Estate of John Alexander
 McLennan

STATE OF NEW JERSEY)
) ss:
 COUNTY OF SUSSEX)

I CERTIFY that on February 3, 2012, Jill D. Bond and Susan D. Helems, Co-Executrices of the Estate of John Alexander McLennan, 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 \$198,000.00 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.)


 Nicholas Nicosia, Esq.
 An Attorney At Law New Jersey

Record and return to:
 Glenn T. Gavan, Esq.
 McGivney & Kluger, PC
 191 Woodport Road
 Suite 210B
 Sparta, NJ 07871

20120208010029710
 02/08/2012 01:03:59 PM
 DEED
 NUMBER OF PAGES : 5
 LPHIPPS
 Recording Fee : \$80.00