



Elaine M. Flynn
Middlesex County Clerk
Recording Data Cover Page
Pursuant to N.J.S.A. 46:26A-5

INSTR # 2018009020
0 BK 17076 PG 1079 Pgs 1079 - 1084 (6 pgs)
RECORDED 02/02/2018 02:30:17 PM
ELAINE M. FLYNN, COUNTY CLERK BD
MIDDLESEX COUNTY, NEW JERSEY
RTF TOTAL TAX \$1,710.00

Official Use Only

Date of Document 1-4-18	Type of Document Deed
First Party Name Cosmo Santangelo	Second Party Name James Payano
Additional First Parties	Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY.

Block 77	Lot 7.01
Municipality New Brunswick	Consideration \$450,000.00
Mailing Address of Grantee	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY.

Original Book	Original Page
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MIDDLESEX COUNTY, NEW JERSEY RECORDING DATA PAGE.

This cover page is for use in Middlesex County, New Jersey only.

Please do not detach this page from the original document as it
contains important recording information and is part of the permanent record.



Deed

This Deed is made on
BETWEEN
Cosmo Santangelo

whose post office address is January 4, 2018
49 Bartlett Street
New Brunswick, NJ 08901

referred to as the Grantor,
AND James Pagano

whose post office address is
49 Bartlett Street
New Brunswick, NJ 08901

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 **\$450,000.00**
Four Hundred Fifty Thousand Dollars and No Cents
The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of **New Brunswick**
Block No. **77** Lot No. **7.01** Qualifier No. Account No.
☐ No lot and block or account number is available on the date of this Deed. (Check box if applicable.)

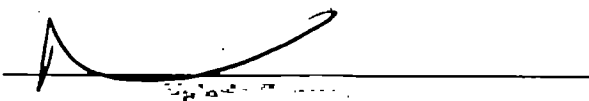
3. Property. The Property consists of the land and all the buildings and structures on the land in
the **city** of **New Brunswick**
County of **Middlesex** and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)
Being the same premises conveyed to COSMO SANTANGELO and JOHANNA SANTANGELO by Deed from ST ELMO FERRARA AND ERMA FERRARO, dated April 13, 1956, recorded April 16, 1956, in the Middlesex County Clerk/Register's Office Book 1887, Page 434.

Thereafter JOHANNA SANTANGELO passed away on May 8, 2000, in the County of Middlesex, leaving sole ownership to COSMO SANTANGELO by right of survivorship.

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

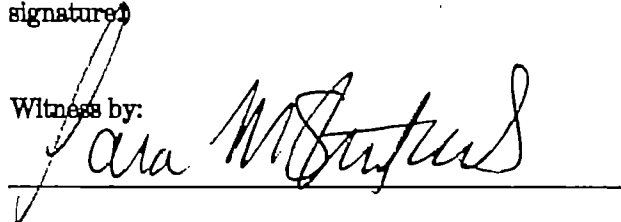
(For Recorder's Use Only)



The street address of the Property is:
49 Bartlett Street, New Brunswick, NJ 08901

4. **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).

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

Witness by:


 (Seal)
Cosmo Santangelo
 (Seal)

STATE OF NEW JERSEY, COUNTY OF MONMOUTH
I CERTIFY that on **December 22, 2017**

SS:

Cosmo Santangelo

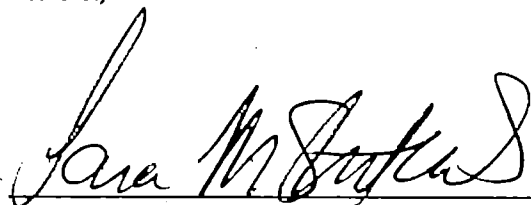
personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed; and,
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$ **450,000.00**

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.)

RECORD AND RETURN TO:

CARL D. GENSIB
Attorney At Law
850 Carolier Lane
North Brunswick, NJ 08902



Print name and title below signature

TARA M STEWART-EDWARDS
ID # 2233729
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 4, 2020

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 48:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

Monmouth

SS. County Municipal Code

MUNICIPALITY OF PROPERTY LOCATION New Brunswick

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, Valerie F. Avrin, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Legal Representative in a deed dated transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 77 Lot number located at 49 Bartlett Street, New Brunswick, NJ 08901 and annexed thereto (Street Address, Town)

(2) CONSIDERATION \$ (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. 1988, as amended through C. 68, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(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. 68, 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. 1988, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 22 day of December, 2017

Signature of Deponent

Coemo Santagelo

Grantor Name

1 Bethany Road
Hazlet, NJ 07730

49 Bartlett Street
New Brunswick, NJ 08901

Deponent Address

Grantor Address at Time of Sale

TARA M STEWART-EDWARDS

ID # 2233729
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 4, 2020

XXX-XXX-262 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/1pt/localtax.htm

FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE C LEGAL DESCRIPTION

File No.: IFT1336

LEGAL DESCRIPTION : All that tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the City of New Brunswick, County of Middlesex and State of New Jersey, and more particularly described on a certain map filed in the Clerk's Office of the County of Middlesex, entitled A Map of certain Real Estate in the Fifth Ward of the City of New Brunswick, and County of Middlesex, North of Somerset Street, formerly of Abraham Buydam, Esq., and by him conveyed with other property to James Lor Mer Graham, by deed dated 25th day of June, 1836 surveyed and divided into lots and parcel May 31, 1838, by Daniel Ewen, City of Surveyor as lots numbered thereon Four hundred and Eleven (411) and Four Hundred and twelve (412) and are both contained in a certain parcel designated on said map by the parcel number twenty (20) with lands forming the streets, avenues, etc. Also described as:

BEGINNING at a point in the northerly line of Bartlett Street, distant 300 feet easterly along the same from its intersection with the Easterly line of Wyckoff Street, and running thence

1. North 25 degrees West, 100 feet to a point; thence
2. North 64 degrees 58 minutes East 50 feet to a point; thence
3. South 25 degrees East 100 feet to a point in the northerly line of Bartlett Street; thence
4. Along the same, South 64 degrees 58 minutes West 50 feet to the point or place of BEGINNING.

Being also known as Lots No. 7 and 8 in block no. 77 on the tax map of the City of New Brunswick, N.J.

NOTE: Lot and Block shown for informational purposes only.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Cosmo Santangelo

Current Street Address

City, Town, Post Office Box

State

Zip Code

PROPERTY INFORMATION

Block(s)

Lot(s)

Qualifier

77

7.01

Street Address

49 Bartlett Street

City, Town, Post Office Box

New Brunswick

State

NJ

Zip Code

08901

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$450,000.00

\$450,000.00

12-22-17

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.

December 22, 2017

Date

Cosmo Santangelo

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