

MIDDLESEX COUNTY CLERK

Return To:

SPEEDY TITLE
236 POSSUM HOLLOW RD
JMB,NJ,08831

RESIDENTIAL MORTGAGE SOLUTIONS

Index DEED BOOK

Book 06143 Page 0559

No. Pages 0005

Instrument DEED STANDARD

Date : 3/26/2010

Time : 10:15:55

Control # 201003260136

INST# DE 2010 002644

Employee ID MALTBS

RTF TIERS

RECORDING	\$	45.00
NJPRPA	\$	8.00
DARM	\$	12.00
DARM 3.00	\$	3.00
NJPRPA	\$	2.00
- - - - -	\$	.00
DD1 T1 CO	\$	107.50
DD1 T1 PU	\$	53.75
DD1 T1 ST	\$	268.75
All Other	\$	3.00
Total:	\$	503.00

Consideration	\$	107,500.00
Tier 1 Standard RTF	\$	430.00
Tier 2 Standard RTF	\$	.00
Tier 3 Standard RTF	\$	.00
Total	\$	430.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

ELAINE FLYNN
COUNTY CLERK



201003260136



Cover sheet is part of Middlesex County filing record

Retain this page for future reference

Not part of the original submitted document

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TO ACCESS THE IMAGE OF
THE DOCUMENT RECORDED
HEREUNDER BY BOOK AND
PAGE NUMBER, USE THE
BOOK AND PAGE NUMBER
ABOVE.

806143P0559

ST-7946

RECORDED
ELAINE M. FLYNN
MIDDLESEX COUNTY CLERK

Deed

2010 MAR 26 AM 10:19

This Deed is made on September 24, 2009

BOOK # _____

Between

PAGE # _____

OF PAGES _____

Residential Mortgage Solutions by Brighton Real Estate Services LLC as Attorney In Fact (Power of Attorney to be recorded simultaneously herewith)

whose post office address is : 2800 28th St. Ste. 102, Santa Monica, CA 90405

referred to as the Grantor,

and

Mitchell Nogueras and Barbara Nogueras

whose post office address is : 226 Sunset Blvd., Old Bridge, New Jersey 08857

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 **One Hundred-Seven Thousand- Five Hundred Dollars (\$107,500.00)**. The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15:1.1) Municipality of Township of ***
Block No. 351 Lot No. 3 Account No.

☐ No property tax identification 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 Perth Amboy, 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)

LEGAL DESCRIPTION

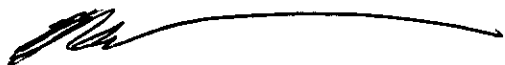
BEING THE SAME PREMISES Residential Mortgage Solutions by Deed from Joseph C. Spicuzzo, Sheriff of Middlesex County to be recorded simultaneously herewith

The Street Address of the Property is: 672 Elizabeth St., Perth Amboy NJ, 08861

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).

(For Recorder's Use Only)

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


Salvatore Carollo, Esquire

806143P0560

ILLEGIBLE ORIGINAL
Middlesex County Clerk

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Perth Amboy, County of Middlesex, State of New Jersey:

BEING known and designated as Lot 248 as shown on map entitled "Patterson Grove" duly filed in the Middlesex Clerk's/Register's Office on 12/23/1891 as Map No. 201-201.

Being further and more particularly bound and described as follows:

BEGINNING at a point in the Easterly sideline of Elizabeth Street (60 feet right of way), said point being distant 325.00 feet Southerly, along the same, from its intersection with the Southerly sideline of Wayne Street (formerly known as Easton Avenue) (60 feet right of way); from thence running

- (1) South 66 degrees 42 minutes West, 87.49 feet to a point; thence
- (2) Southwesterly, on a curve to the right having a radius of 1824.00 feet, an arc length of 25.09 feet to a point; thence
- (3) North 66 degrees 42 minutes East, 89.62 feet to a point in the Easterly sideline of Elizabeth Street; thence
- (4) Along the same, North 23 degrees 18 minutes East, 25.00 feet to the point and place of BEGINNING.

BEING known as Lot 3, Block 351 on the Tax Map of the City of Perth Amboy.

806143P0561

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed. (Print name below each signature).

Attested by:

Stephanie Steward

(Grantor****)

Brighton Real Estate Services, LLC
As Attorney In Fact

By:

By:

(SEAL)

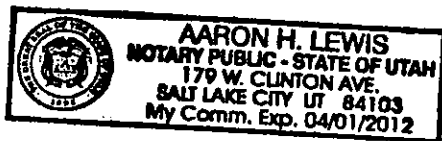
Its:

Brennan Clark V.P. (name/title)

STATE OF Utah, COUNTY OF Salt Lake

I CERTIFY that on this 24 day of September 2009, Brennan Clark personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) was the maker of the attached instrument;
- (b) was authorized and did execute this instrument as Attorney in fact V.P. of
(Residential Mortgage Solutions), the entity named in this instrument;
- (c) executed this instrument as the act of entity named in this instrument; and the corporation named in this document; and
- (d) made this Deed for \$107,500.00 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).



Aaron H. Lewis
Aaron H. Lewis

(Print name and title below signature)

RECORD & RETURN TO:

Speedy Title, LLC
236 Possum Hollow Road
Jamesburg, New Jersey 08831

B06143P0562



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)

Residential Mortgage Solutions by Brighton Real Estate Services LLC as Attorney In Fact

Current Resident Address:

2900 28th St. #102

City, Town, Post Office

State

Zip Code

Santa Monica

CA

90405

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

351

3

Street Address:

672 Elizabeth St

City, Town, Post Office

State

Zip Code

Perth Amboy

NJ

08861

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$107500

SELLER ASSURANCES (Check the Appropriate Box)

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
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 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.
- ☐ No non-like kind property received.
8. ☐ Transfer by an executor of 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 interstate 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.

Brighton Real Estate Services, LLC
 as Attorney in Fact

11/20/2009
 Date

Signature

By:

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

Date

Signature

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

B06143P0563