



SOMERSET COUNTY  
DOCUMENT COVER SHEET

HON. STEVE PETER  
SOMERSET COUNTY CLERK  
PO BOX 3000  
20 GROVE STREET  
SOMERVILLE, NJ 08876  
  
WWW.CO.SOMERSET.NJ.US

Steve Peter, County Clerk  
Electronically Recorded Somerset County, NJ  
2024 Dec 17 10:49 AM  
BK: 7594 PGS: 139-146  
Instrument # 2024033623  
Doc Type: DEED Fee: \$115.00  
Consideration: \$406,000.00  
Exemption: Exempt  
Total RTF: \$0.00

RE-RECORDED

(Official Use Only)

|                                                      |                                                    |
|------------------------------------------------------|----------------------------------------------------|
| DATE OF DOCUMENT: 2024-12-17                         | TYPE OF DOCUMENT: DEED                             |
| FIRST PARTY (Grantor, Mortgagor, Seller or Assignor) | SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee) |
| Wendell Phillips                                     | Hariklia Mavrakakis                                |
| ADDITIONAL PARTIES:                                  |                                                    |
| David Celeste                                        |                                                    |

| THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY |                                                                              |
|--------------------------------------------------|------------------------------------------------------------------------------|
| MUNICIPALITY: Franklin                           | MAILING ADDRESS OF GRANTEE:<br><br>433 River Road<br>Highland Park, NJ 08904 |
| BLOCK: 339                                       |                                                                              |
| LOT: 31                                          |                                                                              |
| CONSIDERATION: 406000.00                         |                                                                              |

| THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY |      |              |               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------------|---------------|
| BOOK                                                                                                                                                                       | PAGE | INSTRUMENT # | DOCUMENT TYPE |
|                                                                                                                                                                            |      |              | DEED          |

DO NOT REMOVE THIS PAGE  
THIS DOCUMENT COVER SHEET IS PART OF THE SOMERSET COUNTY FILING RECORD  
RETAIN THIS PAGE FOR FUTURE REFERENCE

|                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <div>SOMERSET COUNTY<br/>DOCUMENT COVER SHEET</div>             | <div>Steve Peter, County Clerk<br/>Electronically Recorded Somerset County, NJ<br/>2023 May 15 10:31 AM<br/>BK: 7505 PGS: 1248-1252<br/>Instrument # 2023011975<br/>Doc Type: DEED Fee: \$85.00<br/>Consideration: \$406,000.00<br/>Exemption: No Exemption<br/>RTF: \$3272.60<br/><br/>Total RTF: \$3,272.60</div> |
| <div>HON. STEVE PETER<br/>SOMERSET COUNTY CLERK<br/>PO BOX 3000<br/>20 GROVE STREET<br/>SOMERVILLE, NJ 08876<br/><br/>WWW.CO.SOMERSET.NJ.US</div> | (Official Use Only)                                                                                                                                                                                                                                                                                                 |

|                                                      |                                                    |
|------------------------------------------------------|----------------------------------------------------|
| DATE OF DOCUMENT: 2023-05-15                         | TYPE OF DOCUMENT: DEED                             |
| FIRST PARTY (Grantor, Mortgagor, Seller or Assignor) | SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee) |
| Wendell Phillips                                     | David Celeste                                      |
| ADDITIONAL PARTIES:                                  |                                                    |
| Hariklia Mavrakakis                                  |                                                    |

| THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY |                                                                            |
|--------------------------------------------------|----------------------------------------------------------------------------|
| MUNICIPALITY: Franklin                           | MAILING ADDRESS OF GRANTEE:<br><br>433 River Rd<br>Highland Park, NJ 08904 |
| BLOCK: 339                                       |                                                                            |
| LOT: 31                                          |                                                                            |
| CONSIDERATION: 406000.00                         |                                                                            |

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------------|---------------|
| BOOK                                                                                                                                                                       | PAGE | INSTRUMENT # | DOCUMENT TYPE |
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~~PREPARED BY DORCEY THOMPSON~~

RE-RECORDING TO ADD CORRECT LEGAL SHOWING  
CORRECT FILED MAP LOT

DEED

THIS DEED is made on April 27, 2023

BETWEEN

Wendell Phillips, married

Whose post office address is 345 Emerson Avenue, Plainfield, NJ 07061

referred to as the Grantor,

AND

Hariklia Mavrakakis and <sup>DAVID</sup>~~Dora~~ Celeste, husband and wife

Whose post office address is 433 River Rd., Highland Park, NJ 08904

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.

**Consideration.** This transfer is made for the sum of four hundred six thousand dollars (\$406,000.00). The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. § 46:15-1.1) <sup>TWP. FRANKLIN</sup>~~City of Somerset~~, County of Somerset, New Jersey, Block No. 339, Lot No. 31.

[ ] No Property identification number if available on the date of this deed (Check box if applicable.)

**Property.** The property consists of the land and all of the buildings and structures on the land in the ~~City of Somerset~~, County of Somerset and State of New Jersey, more particularly described as follows:  
<sup>TWP FRANKLIN</sup>

SEE SCHEDULE C

Being known as Lot No. 31 in Block 339 on the Assessment Map of the <sup>TWP FRANKLIN</sup>~~City of Somerset~~.

Commonly Known as 22 Abbott Rd., Somerset, NJ 08873.

Being the same premises conveyed to Grantor named herein by Deed from Bernice J. Phillips, unmarried, dated June 12, 2017 and recorded in the Somerset County Clerk's Office on October 12, 2017, Book of Deeds, Book 6996, Page 3315.

American Land Title Association

Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016

LEGAL DESCRIPTION

First Team Title, LLC  
Schedule C  
File No. 280-213423

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

Shown and designated as Lot 23 in Block 522 on "Amended Map of Metropolitan Park, Section 3, situate in Franklin Township, Somerset County, New Jersey, Scale 1" = 100' July 2, 1964" which map was filed in the Office of the County Clerk of Somerset County, New Jersey, on July 9, 1964, as Map No. 991.

NOTE FOR INFORMATION:

BEING known as 22 Abbott Road, Franklin Township, Somerset County, State of New Jersey, Block 339, Lot 31 on the tax map of Franklin Township.

NOTE FOR INFORMATION: The mailing address of the premises is 22 Abbott Road, Somerset, NJ 08873.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

NEW JERSEY LAND TITLE  
INSURANCE RATING BUREAU

NJRB 3-09  
Last Revised: 05/23/17

American Land Title Association

Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016

**LEGAL DESCRIPTION**

**First Team Title, LLC**  
Schedule C  
File No. 280-213423

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

Shown and designated as Lot 24 in Block 522 on "Amended Map of Metropolitan Park, Section 3, situate in Franklin Township, Somerset County, New Jersey. Scale 1" = 100' July 2, 1964" which map was filed in the Office of the County Clerk of Somerset County, New Jersey, on July 9, 1964, as Map No. 991.

**NOTE FOR INFORMATION:**

**BEING** known as 22 Abbott Road, Franklin Township, Somerset County, State of New Jersey, Block 339, Lot 31 on the tax map of Franklin Township.

**NOTE FOR INFORMATION:** The mailing address of the premises is 22 Abbott Road, Somerset, NJ 08873.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notloe; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

NEW JERSEY LAND TITLE  
INSURANCE RATING BUREAU

NJRB 3-09  
Last Revised: 05/23/17

GIT/REP-3  
(2-21)  
(Print or Type)

State of New Jersey  
Seller's Residency Certification/Exemption

Seller's Information

Name(s) Wendell Phillips  
Current Street Address 345 Emerson Avenue

City, Town, Post Office Plainfield State NJ ZIP Code 07061

Property Information

Block(s) 339 Lot(s) 31 Qualifier

Street Address 22 Abbott Rd.

City, Town, Post Office Somerset State NJ ZIP Code 08873

Seller's Percentage of Ownership 100% Total Consideration \$406,000 Owner's Share of Consideration 100% Closing Date 4/28/2022

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

- ☒ 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.
- ☒ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
- ☐ 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.
- ☐ 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.
- ☐ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
- ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
- ☐ 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.
- ☐ 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.
- ☐ The property transferred is a cemetery plot.
- ☐ 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.
- ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
- ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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.

4/27/2023 Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

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



Wendell Phillips

)

SS.:



MAHESH G. PATEL  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 08/25/2024

**Return to:**  
**Foundation Title**  
**214 Route 18, 3rd Floor,**  
**East Brunswick, NJ 08816**

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 Middlesex } SS. County Municipal Code 1808

MUNICIPALITY OF PROPERTY LOCATION Franklin Twp.

FOR RECORDER'S USE ONLY  
Consideration \$ 406,000.00  
RTF paid by seller \$ 0.00  
Date 12/17/2024 By SNP

\*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, Laura Kaczur, being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the Officer of Title Co. in a deed dated 04/27/2024 transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 339 Lot number 31 located at  
22 Abbott Road, Somerset, NJ 08873 and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 406,000.00 (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.

Which confirms or corrects a deed previously recorded;

(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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- ☐ Intercompany transfer between combined group members as part of the unitary business  
☐ Combined group NU ID number (Required)

(9) 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 17<sup>th</sup> day of DEC., 2024

David Celeste  
Signature of Deponent Grantor Name  
214 Hwy. 18 E. Brunswick, NJ 22 Abbott Road, Somerset, NJ  
Deponent Address Grantor Address at Time of Sale  
XXX-XX-X 383 First Team Title, LLC  
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

BRIANA ROCCAMONTE  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES FEB 18, 2029

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:



**SOMERSET COUNTY**  
**DOCUMENT COVER SHEET**

HON. STEVE PETER  
SOMERSET COUNTY CLERK  
PO BOX 3000  
20 GROVE STREET  
SOMERVILLE, NJ 08876  
  
WWW.CO.SOMERSET.NJ.US

Steve Peter, County Clerk  
**Electronically Recorded Somerset County, NJ**  
2024 Dec 20 10:52 AM  
BK: 7594 PGS: 3051-3053  
Instrument # 2024034135  
Fee: \$20.00 Doc Type: NOS

(Official Use Only)

|                                                      |                                                    |
|------------------------------------------------------|----------------------------------------------------|
| DATE OF DOCUMENT: 2024-12-20                         | TYPE OF DOCUMENT: NOTICE OF SETTLEMENT             |
| FIRST PARTY (Grantor, Mortgagor, Seller or Assignor) | SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee) |
| David Celeste                                        | Absolute Home Mortgage Corporation ISAOA<br>ATIMA  |
| ADDITIONAL PARTIES:                                  |                                                    |
| Hariklia Mavrakakis                                  |                                                    |

| THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY |                             |
|--------------------------------------------------|-----------------------------|
| MUNICIPALITY: Franklin                           | MAILING ADDRESS OF GRANTEE: |
| BLOCK:                                           |                             |
| LOT:                                             |                             |
| CONSIDERATION:                                   |                             |

| THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY |      |              |                      |
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| BOOK                                                                                                                                                                       | PAGE | INSTRUMENT # | DOCUMENT TYPE        |
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NOTICE OF SETTLEMENT

Name(s) and Address(es):

David Celeste and Hariklia Mavrakakis  
22 Abbott Road  
Somerset, NJ 08873

Mortgagor(s)

resides at or about to resides at:

22 Abbott Road, Somerset, NJ 08873

- and -

Name(s) and Address(es):

Absolute Home Mortgage Corporation ISAOA, ATIMA  
330 Passaic Ave, Suite 204  
Fairfield, NJ 07004

Mortgagee

NOTICE is hereby given of a Mortgage Commitment between the parties hereto.

THE lands to be affected are commonly known as:  
BEING known as 22 Abbott Road, Franklin Township, Somerset County, State of New Jersey, Block 339, Lot 31 on the tax map of Franklin Township.

See attached "Schedule C" Legal Description.

PREPARED BY:

RL

Robert Laveson, Esq.  
Attorney-at-Law of the State of New Jersey

Agent for First Team Title, LLC  
Address: 214 Route 18  
East Brunswick, NJ 08816

File Number: 280-241368  
SCHEDULE C  
LEGAL DESCRIPTION

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

Shown and designated as Lot 23 in Block 522 on "Amended Map of Metropolitan Park, Section 3, situate in Franklin Township, Somerset County, New Jersey, Scale 1" = 100' July 2, 1964" which map was filed in the Office of the County Clerk of Somerset County, New Jersey, on July 9, 1964, as Map No. 991.

**NOTE FOR INFORMATION:**

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NOTE: Lot and Block shown for informational purposes only.