

Morris County Recording Cover Sheet

Honorable Ann F. Grossl, Esq.
Morris County Clerk

MORRIS COUNTY, NJ
Ann F. Grossl
DEED-OR BOOK 24145 PG 1824
RECORDED 06/04/2021 10:49:30
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RCPT # 1840872; RECD BY: ASICONOLFI eRecord
RECORDING FEES 90.00
TOTAL TAX 5,821.00
INDEX FEE

Official Use Only - Realty Transfer Fee

\$ 5,821.00

Official Use Only - Barcode

Date of Document:
2021-04-25

Type of Document:
DEED AND REALTY TAX FEES

First Party Name:
Cielo Maria Hernandez

Second Party Name:
Gary Wissocki

Additional Parties:
Enrique Narvaez

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

117,

Lot:

17,

Municipality:

RANDOLPH TWP

Consideration:

860000.00

Mailing Address of Grantee:

11 Oak Lane
Randolph, NJ 07869

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE

Original Book:

Original Page:

MORRIS COUNTY RECORDING COVER SHEET

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

WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.

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

NISH & NISH, LLC

By:

Noëlle K. Nish, Esq.

DEED

This Deed is made on April 25, 2021, and delivered on ^{MAY} April 7, 2021

BETWEEN: Cielo Maria Hernandez and Enrique Narvaez, Wife and Husband

whose post office address is 11 Oak Lane, Randolph, New Jersey 07869, referred to as the Grantor,

AND: Gary Wissocki, Single

whose post office address is about to be 11 Oak Lane, Randolph, New Jersey 07869, 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 SIX HUNDRED SIXTY THOUSAND AND 00/100 (\$660,000.00) DOLLARS. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality Township of Randolph
Block No. 117 Lot No. 17 Account No.

☐ No property tax identification number is available on the date of this deed. (Check box if applicable.)

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

See attached description Schedule "C".

**EXHIBIT A
LEGAL DESCRIPTION**

Issuing Office File No. TOD-9851

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Randolph, in the County of Morris, State of New Jersey:

BEGINNING at a point in the northerly sideline of Oak Lane (50 foot right of way) bearing North 31 degrees 47 minutes 30 seconds East along the northwesterly line of said Lot 17, if extended, a distance of 44.08 feet from the point of centerline of School House Road (50 feet wide, per tax map) and as described in Deed Book W-56, Page 398, and as shown on a certain map entitled "Map of Property in Township of Randolph, Morris County, New Jersey" dated October 1953, revised March 16, 1954 and prepared by Curtis V. Williams and running; thence

1. Along the northwesterly line of said Lot 17, as shown on "Map of Property in Township of Randolph" and in part as described in Deed Book M-35, Page 91, North 31 degrees 47 minutes 30 seconds East a distance of 375.47 feet to a point; thence
2. Along the northeasterly line of said Lot 17, South 40 degrees 28 minutes 00 seconds East a distance of 190.23 feet to an iron pipe set in the northwesterly sideline of Oak Lane; thence
3. Along the northwesterly sideline as described in Deed Book W-56, Page 398, South 49 degrees 13 minutes 30 seconds West a distance of 71.44 feet to a point; thence
4. Along the same, South 65 degrees 33 minutes 30 seconds West a distance of 297.75 feet to the point and place of BEGINNING.

Being further described as follows:

BEGINNING at a point in the northwesterly sideline of Oak Lane (50.00 feet wide) said point being the intersection of said sideline with the northeasterly sideline of School House Road (50.00 feet wide) also known as County Road No. 670, formerly known as Dover Mount Freedom Road. Said beginning point being described in Deed Book 4089, Page 287 and from said beginning point running; thence

1. Leaving the intersection of School House Road and Oak Lane and running North 31 degrees 47 minutes 30 seconds East a distance of 375.47 feet to a point and corner; thence
2. South 40 degrees 28 minutes 00 seconds East a distance of 196.23 feet to a point in the northwesterly sideline of Oak Lane; thence
3. Along said sideline, South 49 degrees 13 minutes 30 seconds West a distance of 71.44 feet to a point and corner; thence
4. Continuing along said sideline, South 65 degrees 33 minutes 30 seconds West a distance of 297.75 feet to the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 17 in Tax Block 117 on the Official Tax Map of the Township of Randolph, Morris County, State of NJ.

FOR INFORMATION PURPOSES ONLY: The mailing address is: 11 Oak Lane, Randolph, NJ 07869.

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s) Cielo Maria Hernandez and Enrique Hernandez, Wife and Husband
Current Street Address 9 Gladwyne Terrace
City, Town, Post Office Moorestown State NJ ZIP Code 08057

Property Information

Block(s) 117 Lot(s) 17 Qualifier
Street Address 11 Oak Lane
City, Town, Post Office Randolph State NJ ZIP Code 07869

Seller's Percentage of Ownership 100 Total Consideration \$660,000.00 Owner's Share of Consideration \$660,000.00 Closing Date 5/17/2021

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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.
8. ☐ Seller did not receive non-like kind property.
9. ☐ 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.
10. ☐ 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.
11. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
12. ☐ 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.
13. ☐ 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.
14. ☐ The property transferred is a cemetery plot.
15. ☐ 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.
16. ☐ 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.
17. ☐ 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.

4/25/2021
Date
4/25/2021
Date

Cielo Maria Hernandez
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact
Enrique Narvaez
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

See attached description Schedule "C".

BEING INTENDED to be the same premises conveyed to the Grantors herein by Deed from Martin Macecek and Sherri Allen Macecek, husband and wife, dated August 17, 2015 and recorded August 28, 2015 in the Office of the Clerk of Morris County in Deed Book 22772, Page 1775.

SUBJECT to any easements, zoning requirements and other restrictions of record, if any.

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 judgement 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:

Noëlle K. Nish, Esq.

Cielo Maria Hernandez

Noëlle K. Nish, Esq.

Enrique Narvaez

STATE OF NJ, COUNTY OF Morris

SS.: XXXX/XXXX/2021

I CERTIFY THAT ON April 25, 2021, Cielo Maria Hernandez, 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 \$660,000.00 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).

Noëlle K. Nish, Esq.

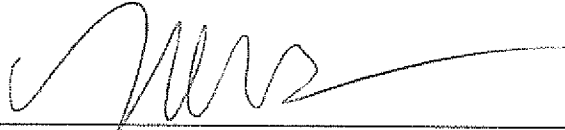
Attorney at Law State of New Jersey

STATE OF NJ, COUNTY OF Morris

SS.: XXXX/XXXX/2021

I CERTIFY THAT ON April 25, 2021, Enrique Narvaez, 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 \$660,000.00 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).



Noëlle K. Nish, Esq.
Attorney at Law State of New Jersey

RECORD AND RETURN TO:
Title on Demand of NJ, Inc.
54 Woodport Road
Sparta, New Jersey 07871

This is not an official document