



E-recorded

DOCKET#:38116 Type:ERX-Deed
PAGES:6

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 978851 12:29:55 PM

07/12/2021
DB 6508 64

Fee:\$ 80.00

CONSIDERATION:\$ 595,000.00 Tax/Code:STANDARD OVER 350K

COUNTY:	595.00	STATE :	1,487.50
NJAHTF :	667.50	EAA :	968.50
PHPFA :	297.50	GEN PURP	1,116.00
1% OVER:	0.00		

REALTY TOTAL: \$ 5,132.00

GRANTEE ADDRESS: 102 TUSCAN LANE

MULLICA HILL
NJ -08062

DOCUMENT DATE: 06/28/2021

MUNICIPALITY: HARRISON BLOCK: 45.26 LOT: 12

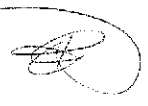
PARTIES:

FIRST PARTY-JAPHETH MBALUKA MUTIE
ADDITIONAL PARTY-PENINAH MUTHUE MBALUKA
SECOND PARTY-DANIEL J MARSELLA
ADDITIONAL PARTY-ALYSSA J MARSELLA

RECORD & RETURN TO:
SIMPLIFILE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

GLOUCESTER COUNTY RECORDING DATA PAGE
HONORABLE JAMES N. HOGAN, COUNTY CLERK

Prepared by: 
BENJAMIN L. DASH, ESQUIRE

(For Recorder's Use Only)

Deed

N608729
Record & Return to:
National Integrity LLC
One Holtec Drive, Suite 102
Marlton, NJ 08053

1/2

This Deed is made on June 28, 2021

BETWEEN JAPHETH MBALUKA MUTIE AND PENINAH MUTHUE MBALUKA, whose post office address is 102 Tuscan Lane, Mullica Hill, New Jersey 08062, referred to as Grantor,

AND DANIEL J. MARSELLA AND ALYSSA J. MARSELLA, ^{Husband and Wife} whose post office address is about to be 102 Tuscan Lane, Mullica Hill, New Jersey 08062, referred to as 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 described below to the Grantee. This transfer is made for the sum of \$595,000.00.

FIVE HUNDRED NINETY-FIVE 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 Harrison Township

Block No. 45.26 Lot No. 12 Qualifier No. Account No.

_____ No Property tax identification number is available on the date of this Deed. (Check if applicable).

3. **Property.** The property consists of the land and all the buildings and structures on the land in the Municipality of Harrison Township, County of Gloucester, and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made part hereof. (Check if applicable).

The Street address of the property is: **102 Tuscan Lane, Mullica Hill, New Jersey 08062**

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).

**EXHIBIT A
LEGAL DESCRIPTION**

Issuing Office File No. N608729

REVISED 06/14/2021

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Harrison Township, County of Gloucester, State of New Jersey and being more particularly bounded and described in accordance with a survey made by Albert N. Floyd & Son Surveyors, dated 6/14/2021 as follows:

Beginning at a point in the Northerly end of the curve, radius = 25.00 feet, connecting the Southeasterly line of Tuscan Lane, 50 feet wide, with the Northeasterly line of Tomlin Station Road, 62.75 feet wide, bounded and described as follows: thence

(1) North 79 degrees 36 minutes 36 seconds East along the Southeasterly line of Tuscan Lane, a distance of 125.00 feet to a point and corner/rebar, said line being the Northwesterly line of a 10 foot wide tree easement; thence

(2) South 10 degrees 23 minutes 24 seconds East along the division line between Lot 11 and Lot 12, Block 45.26 on the Official Tax Map, a distance of 391.00 feet to a point and corner/rebar; thence

(3) North 72 degrees 45 minutes 15 seconds West along the rebar line of Lot 12, Block 45.26, a distance of 169.32 feet to a point and corner/rebar; thence

(4) North 10 degrees 23 minutes 24 seconds West along the Northeasterly line of Tomlin Station Road, a distance of 287.47 feet to a point in the Southerly end of the aforementioned connecting curve, said line also being the Southwesterly line of a 25 foot wide conservation landscape easement and passing through a sight triangle easement; thence

(5) Northwestwardly and Northeastwardly, along the aforementioned connecting curve, curving to the right on a radius of 25.00 feet, an arc distance of 39.27 feet to the point and place of beginning, said curve passing through a sight triangle easement.

Being known as Block 45.26, Lot 12, as shown on Plan of Lots Casella Farms, filed August 31, 2006 as Map #4165.

FOR INFORMATION PURPOSE ONLY: Being known as Tax Lot 12, Tax Block 45.26 on the Official Tax Map of Harrison Township, State of New Jersey. Commonly known as 102 Tuscan Lane, Mullica Hill, NJ 08062.

BEING THE SAME LAND AND PREMISES which became vested in:

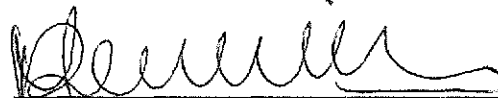
Japheth Mbaluka Mutie and Peninah Muthue Mbaluka, husband and wife

Being the same land and premises vested in Japheth Mbaluka Mutie and Peninah Muthue Mbaluka, husband and wife by Deed from Procacci Development Co. Inc., dated December 14, 2010, recorded December 28, 2010 in Book 4835, Page 92.

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

Witnessed or Attested by:

 (Seal)
JAPHETH MBALUKA MUTIE

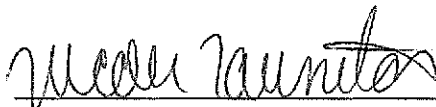
 (Seal)
PENINAH MUTHUE MBALUKA

STATE OF NEW JERSEY :
COUNTY OF Hudson : SS

I CERTIFY that on June 28, 2021

JAPHETH MBALUKA MUTIE AND PENINAH MUTHUE MBALUKA 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;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$595,000.00 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.).


NOTARY

RECORD AND RETURN TO:

NICOLE TAUNITAS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 12/28/2021

GI/REP-3

(2-21)
(Print or Type)State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Japheth Mbaluka Mutie

Current Street Address

321 Spike Dr.

City, Town, Post Office

Bear

State

DE

ZIP Code

19701

Property Information

Block(s)

45.26

Lot(s)

12

Qualifier

Street Address

102 Tuscan Lane

City, Town, Post Office

Harrison Township

State

NJ

ZIP Code

08062

Seller's Percentage of

Ownership

50%.

Total Consideration

\$595,000.00

Owner's Share of Consideration

\$297,500.00

Closing Date

June 28, 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.
☐ 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.
15. ☐ 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.
16. ☐ 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 Declarations

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.

Date

6-28-21

Date

Signature (Seller)



Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Indicate if Power of Attorney or Attorney in Fact

GIT/REP-3

(2-21)

(Print or Type)

**State of New Jersey
Seller's Residency Certification/Exemption**

Seller's Information

Name(s)

Peninah Muthue Mbaluka

Current Street Address

49 Still Run

NJ

08312

City, Town, Post Office

Clayton

State

ZIP Code

Property Information

Block(s)

Lot(s)

Qualifier

45.26

12

Street Address

102 Tuscan Lane

City, Town, Post Office

State

ZIP Code

Harrison Township

NJ

08062

Seller's Percentage of
OwnershipTotal Consideration
\$595,000.00

Owner's Share of Consideration

Closing Date
June 28, 2021

50%

\$297,500.00

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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.
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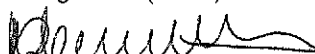
The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the 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.

Date

6-28-21

Date

Signature (Seller)



Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

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