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DOCKET#:30087 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1056473 09:49:01 AM

07/15/2022
DB 6714 40

Fee:\$ 70.00

CONSIDERATION:\$ 335,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	335.00	STATE :	837.50
NJAHTF :	277.50	EAA :	370.50
PHPFA :	167.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 1,988.00

GRANTEE ADDRESS: 452 ATLANTA COURT

SEWELL
NJ -08080

DOCUMENT DATE: 06/23/2022

MUNICIPALITY: WASHINGTON BLOCK: 83.04 LOT: 18

PARTIES:

FIRST PARTY-MICHELE LUONGO
SECOND PARTY-JUSTIN OHARA
ADDITIONAL PARTY-SHANNON KOB SAR

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: (print signer's name below signature)

1st Nicholas J. Gambino, Jr.
Nicholas J. Gambino, Jr., Esq.

Deed

This Deed is made on 6-23-2022

Between

Michele Luongo

whose post office address is 19 Draco Drive, Sewell, NJ 08080

referred to as the Grantor,

and

Justin O'Hara and Shannon Kobsar

whose post office address is 452 Atlanta Court, Sewell, NJ 08080

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 ---Three Hundred and Thirty Five Thousand Dollars (\$335,000.00).-----
The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15:1.1) Township of Washington, Gloucester County
Block No. 83.04 Lot No. 18 Qualifier.

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

2. **Property.** The Property consists of the land and all the buildings and structures on the land in the Township of Washington, County of Gloucester, 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)

(For Recorder's Use Only)

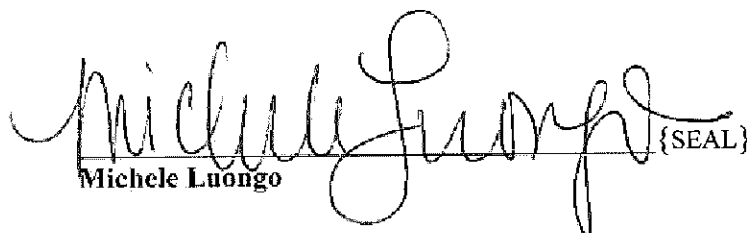
BEING the same land and premises which became vested in Being the same property conveyed to Michele Luongo by Deed from Herbert J. Rhodes and Patricia Rhodes, h/w of record as Deed Book 3419, page 348 in Gloucester County Clerk's Office, New Jersey, dated May 15, 2002 and recorded on May 16, 2002.

The street address of the Property is 19 Draco Drive, Sewell, NJ 08080.

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).

Witnessed by:

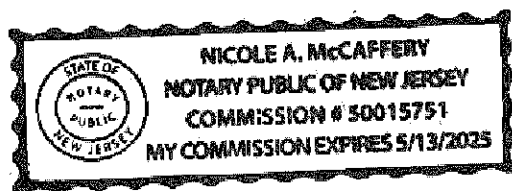
 {SEAL}
Michele Luongo

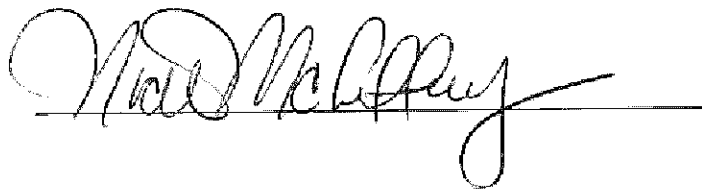
STATE OF NEW JERSEY,

COUNTY OF _____

I CERTIFY that on 6/23/2022, Michele Luongo 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 \$ 335,000.00 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).





(Print name and title below signature)

EXHIBIT " A "
LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or tract of land, situate and lying in the Township of Washington, County of Gloucester and State of New Jersey, and being more particularly described as follows:

BEGINNING at a point in the Northeasterly line of Draco Drive (50 feet wide) said point being distant 641.00 feet Southeastwardly measured along same from the Southeasterly end of the curve connecting the said line of Draco Drive with the Southeasterly line of Lupus Lane, said beginning point also being in the division line between Lots 19 and 18, in Block, Section and Plan hereinafter mentioned; thence

(1) South 51 degrees 00 minutes 10 seconds East, along Draco Drive, 78.00 feet to a point in the division line between Lots 18 and 17; thence

(2) North 38 degrees 59 minutes 50 seconds East, along same, 125.00 feet to a point, thence

(3) North 51 degrees 00 minutes 10 seconds West, 78.00 feet to a point in the division line first mentioned; thence

(4) South 38 degrees 59 minutes 50 seconds West, 125.00 feet to the point and place of beginning.

BEING known and designated as Lot 18, Block 83-4, as shown and delineated on a plan entitled "Birches West, Section 29, Washington Township, Gloucester County, New Jersey" dated 8/30/76, filed 4/14/77, in Gloucester County Clerk's Office, as Map No. 1471.

FOR INFORMATION ONLY: Being Block 83.04, Lot 18, Tax Map of Washington Township, Gloucester County, New Jersey.

Being the same property conveyed to Michele Luongo by Deed from Herbert J. Rhodes and Patricia Rhodes, h/w of record as Deed Book 3419, page 348 in Gloucester County Clerk's Office, New Jersey, dated May 15, 2002 and recorded on May 16, 2002.

Being also known as 19 Draco Drive, Sewell, NJ 08080

GIT/REP-3

(2-21)

(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Michele Luongo

Current Street Address

19 Draco Drive

City, Town, Post Office

Sewell

State

NJ

ZIP Code

08080

Property Information

Block(s)

83.04

Lot(s)

18

Qualifier

Street Address

19 Draco Drive

City, Town, Post Office

Sewell

State

NJ

ZIP Code

08080

Seller's Percentage of Ownership

100

Total Consideration

335,000.00

Owner's Share of Consideration

335,000.00

Closing Date

6-30-2022

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.

6/23/2022

Date

Michele Luongo

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact