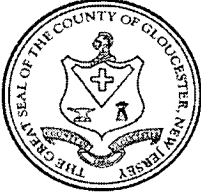


450-10719

Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode #60 2018 00016209*  Docket: 00016209 Type:DEE Pages:4 James N. Hogan, Gloucester County Clerk Receipt#:746028 02:48:22P May 03,2018 Recording Fee: 70.00 DB 5864 290
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 255,000.00 Tax/Code: S County: 255.00 State : 637.50 NJAHTF: 157.50 PHPFA : 127.50 EAA : 186.50 GenPur: .00 C>\$1M : .00 REALTY TOTAL: 1,364.00
Date of Document: April 06, 2018	Type of Document: DEED
First Party Name: Jeffrey P. Mercanti and Bethann Mercanti	Second Party Name: Vincent Giannone and Stephen P. Visentin
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block:113.0103	Lot: 5
Municipality: Monroe <i>wp</i>	
Consideration: \$255,000.00	
Mailing Address of Grantee: 1318 Stonehenge Dr, Williamstown, NJ 08094-1960	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

PREPARED BY: DAVID A. WOLLMAN, ESQ.
Preparer signature no longer required by NJSA 46:26A-3

DEED

THIS DEED is made on the 6 day of April, 2018 between

JEFFREY P. MERCANTI and BETHANN MERCANTI, H/W
1318 Stonehenge Drive
Williamstown, New Jersey 08094

Grantor(s)

AND

VINCENT GIANNONE and STEPHEN P. VISENTIN,
husband and husband

1318 Stonehenge Drive
Williamstown, New Jersey 08094

Grantee(s)

In return for the payment to the Grantor(s) by the Grantee(s) of **TWO HUNDRED FIFTY FIVE THOUSAND DOLLARS (\$255,000.00)**, the Grantor(s) Grant and convey to Grantee(s) all that certain parcel of land situate in the Township of Monroe, County of Gloucester and State of New Jersey and being further described as follows:

BEGINNING at a point in the Westerly R.O.W. line of Stonehenge Drive (50.00 feet wide), said point being North 06 degrees 18 minutes 15 seconds East 285.00 feet from the Easterly end of a curve connecting said R.O.W. line of Stonehenge Drive with the Northerly R.O.W. line of Corkery Lane, (35.00 feet from center line when measured at right angles thereto), said connecting curve having a radius of 15.00 feet an arc of 23.56 feet: thence

- (1) North 6 degrees 18 minutes 15 seconds East, along the Westerly R.O.W. line of Stonehenge Drive, 17.14 feet to a point of curvature in same; thence
- (2) In a general Northwestwardly direction, along said R.O.W. line, curving to the left on a radius of 90.00 feet an arc of 70.69 feet to a point of tangency in the Southwesterly R.O.W. line of Stonehenge Drive; thence
- (3) North 38 degrees 41 minutes 45 seconds West along said R.O.W. line 67.78 feet to a point of curvature in same; thence
- (4) In a general Westwardly direction, along said R.O.W. line, curving to the left on a radius of 100.00 feet an arc of 78.54 feet to a point corner to the Southerly R.O.W. line of Stonehenge Drive; thence
- (5) South 06 degrees 18 minutes 15 seconds West, along Lot 4, Block 113.0103, Plan hereinafter mentioned, 158.00 feet to a point corner to Lots 4, 3 and 6; thence
- (6) South 83 degrees 41 minutes 45 seconds East along Lot 6, 145.00 feet to the place of beginning.

BEING 1318 Stonehenge Drive, Lot 5, Block 113.0103, in the Township of Monroe, County of Gloucester, in the State of New Jersey.

Being Lot 5, Block 113.0103 on Amended Final Plan of Oxford Glen, Section 1, Map #2483.

Being Lot 5, Block 113.0103 as shown on the Official Tax map of the Township of Monroe, County of Gloucester, State of New Jersey.



DB 5864 292
DOCKET# 00016209

State of New Jersey

GIT/REP-3
(9-2015)

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Jeffrey P. Mercanti and Bethann Mercanti

Current Street Address

1318 Stonehenge Dr

NJ

08094

City, Town, Post Office Box

State

Zip Code

Williamstown

PROPERTY INFORMATION

Block(s)

Lot(s)

Qualifier

113, 0103

5

Street Address

1318 Stonehenge Drive

City, Town, Post Office Box

State

Zip Code

Williamstown (Monroe Twp.)

NJ

08094

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$255,000

\$255,000

4/6/18

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

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.

4/6/18

Date

4/6/18

Date

Signature

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

Signature

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

MAILING ADDRESS: 1318 Stonehenge Drive, Williamstown, New Jersey
08094-1960.

BEING the same land and premises which became vested in **JEFFREY P. MERCANTI**, by Deed from **RICHARD J. LUONGO, JR.**, dated June 30, 2009, recorded July 9, 2009 in the Gloucester County Clerk's/Register's Office in Deed Book 4670, Page 247.

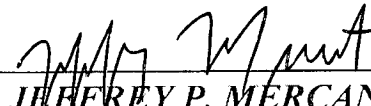
The Grantor(s) have received full payment from the Grantee(s).

Promises by Grantor(s). The Grantor(s) promise that Grantor(s) have 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(s) have 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(s)).

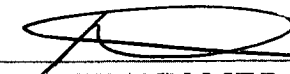
The Grantor(s) sign this Deed on the first date above. If the Grantor is a corporation, this deed is signed by its corporate officers and its corporate seal is affixed.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF OR ATTESTED BY:

Witness


JEFFREY P. MERCANTI

Witness


BETHANN MERCANTI

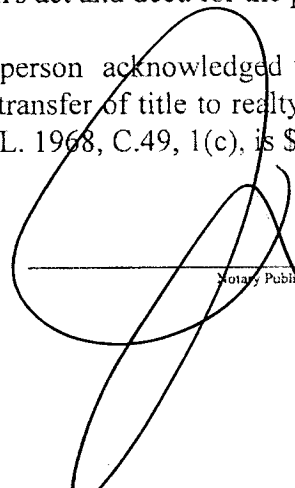
CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

STATE OF NJ :
COUNTY OF Gloucester SS:

I am a Notary Public, an officer authorized to take acknowledgments and proofs in this State.

On April 6, 2018, **JEFFREY P. MERCANTI and BETHANN MERCANTI**, appeared before me in person. (If more than one person appears, the words "this person" shall include the names of all who appeared before me and made this acknowledgment). I am satisfied that this person is the person named in and who signed this Deed. This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the purposes and uses expressed in this Deed.

This person acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, C.49, 1(c), is \$255,000.00.


Notary Public, State of New Jersey
My Commission Expires
June 12, 2022

JAMIE E. TRAPUZZANO
Notary Public, State of New Jersey
My Commission Expires
June 12, 2022

293

DB: 5864
DOCKET# 00016209