



E-recorded

DOCKET#:21660 Type:ERX-Deed
PAGES:6

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 959158 11:01:52 AM

04/19/2021
DB 6459 25

Fee:\$ 80.00

CONSIDERATION:\$ 115,000.00 Tax/Code:BLIND/DIS/LOW INC UNDER 350K

COUNTY:	115.00	STATE :	0.00
NJAHTF :	0.00	EAA :	0.00
PHPFA :	0.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 115.00

GRANTEE ADDRESS: 123 MIMOSA DRIVE

SEWELL
NJ -08080

DOCUMENT DATE: 04/06/2021

MUNICIPALITY: WASHINGTON BLOCK: 80 LOT: 8.01

PARTIES:

FIRST PARTY-MARGARET COX
SECOND PARTY-DARIA GALLEN
ADDITIONAL PARTY-MICHAEL LANZILOTTA

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)

KEITH R. TRIMBLE, ESQUIRE

Deed

This Deed is made on this 6 day of April 2021

BETWEEN

Margaret Cox, by her Attorney-in-Fact, Daria Gallen,

whose address is: 26 Pickwick Place, Sewell, New Jersey 08080

referred to as the Grantor.

AND

Michael Lanzilotta

whose address is: 123 Mimosa Drive, Sewell, New Jersey 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 **ONE HUNDRED FIFTEEN THOUSAND DOLLARS AND ZERO CENTS (\$115,000.00)**.
- 2. Tax Map Reference.** (N.J.S.A. 46:15-2.1) **Municipality of the Township of Washington**
Block No. 80 Lot No. 8.01 Qualifier No. C1202 Account No.
- ☐ No property tax identification number is available on the date of this deed. (Check box if applicable).
- 3. 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 as Schedule A annexed hereto and made a part hereof.

Schedule A

Legal Description

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

BEING known as Unit No. L-2 in Washington Place Condominium formerly known as Newtown Commons West Condominium, said Unit being more specifically described in the Master Deed of Newtown Commons West Condominium, recorded on February 27, 1986 in the Gloucester County Clerk's Office in the Deed Book 1538, page 819.

Together with a .5208% undivided interest in the common elements subject to reduction or dilution as specified in the Master Deed and any amendments thereto.

NOTE FOR INFORMATION:

BEING known as 26 Pickwick Place, Washington Township, Gloucester County, State of New Jersey, Block 80, Lot 8.01, Qualifier C1202 on the tax map of Washington Township.

NOTE FOR INFORMATION: The mailing address of the premises is 26 Pickwick Place, 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)

Margaret Cox, by her Attorney-in-Fact, Daria Gallen

Current Street Address

25 Pickwick Place

City, Town, Post Office

Sewell

State

NJ

ZIP Code

08083

Property Information

Block(s)

83

Lot(s)

8.01

C1202

Qualifier

Street Address

26 Pickwick Place

City, Town, Post Office

Sewell

State

NJ

ZIP Code

08083

Seller's Percentage of Ownership

100%

Total Consideration

\$115,000.00

Owner's Share of Consideration

\$115,000.00

Closing Date

4-6-2021

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 APPL CABLE 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 or 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 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.

Date

Date

Signature (Seller)

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2008) (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 Gloucester } SS. County Municipal Code 0818

MUNICIPALITY OF PROPERTY LOCATION Township of Washington

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by seller	\$ _____
Date	By _____

*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, Margaret Cox, by her Attorney-in-Fact, Daria Gallen being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantor in a deed dated 4-6-2021 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 80 Lot number 8.01 located at
26 Pickwick Place, Sewell and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 115,000.00 (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.

(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)

- ☐ 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)

- ☐ 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)

- ☐ 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) 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. 2008.

Subscribed and sworn to before me
this 6 day of April, 2021

Margaret Cox,
by her Attorney-in-Fact, Daria Gallen
Signature of Deponent Grantor Name
Same as Grantor 26 Pickwick Place
Sewell, NJ 08080

Deponent Address xxx-xxx-504 Grantor Address at Time of Sale Foundation Title, LLC
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

Kelly E. Woshnak
Notary Public of New Jersey
My commission expires March 22, 2022

FOR OFFICIAL USE ONLY	
Instrument Number	County
Deed Number	Book Page
Deed Dated	Date Recorded

County recording officers shall forward one copy of each RTP-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:

www.state.nj.us/treasury/taxation/lpt/localtax.htm

The street address of the property is: **26 Pickwick Place, Sewell, New Jersey 08080**

BEING the same land and premises which became vested in Margaret Cox by deed from John F. Cox, dated March 2, 2017, recorded March 3, 2017 in the Gloucester Clerk's/Register's Office in Deed Book 5613, Page 321.

Margaret Cox and John F. Cox, tenants in common by deed from Elizabeth A. McShane, dated April 26, 2016, recorded June 23, 2016 in the Gloucester Clerk's/Register's Office in Deed Book 5487, Page 254.

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 the 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. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officer and its corporate seal is affixed. (Print name below each signature.)

Witnessed or Attested by:

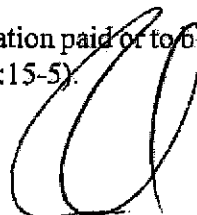
Margaret Cox by her Attorney-in-Fact
Daria Gallen

MARGARET COX
By her Attorney-in-Fact, Daria Gallen

STATE OF NEW JERSEY :
COUNTY OF *Gloucester* : §

I CERTIFY that on this 6 day of April, 2021, Margaret Cox, by her Attorney-in-Fact Daria Gallen, 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 \$115,000.00 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 Public of New Jersey

Deed - Bargain & Sale Cov. to Grantor's Acts -
Ind. to Ind. or Corp. - Plain Language

Kelly E. Woshnek
Notary Public of New Jersey
My commission expires March 22, 2022

RECORD AND RETURN TO:
FOUNDATION TITLE, LLC
57 EUCLID STREET
WOODBURY NJ 08098

205-169092