



DOCKET#:39577 Type:ERX-Deed
PAGES:5

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 980614 02:46:04 PM

07/19/2021
DB 6512 107

Fee:\$ 70.00

CONSIDERATION:\$ 167,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	167.00	STATE :	417.50
NJAHTF :	25.50	EAA :	20.40
PHPFA :	83.50	GEN PURP	0.00
1% OVER	0.00		

REALTY TOTAL: \$ 713.90

GRANTEE ADDRESS: 26 PICKWICK PLACE, UNIT L-2

SEWELL
NJ-08080

DOCUMENT DATE: 06/28/2021

MUNICIPALITY: WASHINGTON BLOCK: 80 LOT: 8.01

PARTIES:

FIRST PARTY-MICHAEL LANZILOTTA
SECOND PARTY-CHARLES E SOLA
ADDITIONAL PARTY-MARY JANE C SOLA

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

W534158
Record 4st

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

KEITH R. TRIMBLE, ESQUIRE

Deed

This Deed is made on this 28th day of June 2021

BETWEEN

Michael Lanzilotta,

whose address is: 123 Mimosa Drive, Sewell, New Jersey 08080

referred to as the **Grantor**.

AND

Charles E. Sola and Mary Jane C. Sola, husband and wife

whose address will be: ~~426 E Hand Avenue, Wildwood, New Jersey 08260~~

26 Pickwick Place, Unit L-2, 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 **ONE HUNDRED SIXTY-SEVEN THOUSAND DOLLARS AND ZERO CENTS (\$167,000.00)**.
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.

Unit L-2

The street address of the property is: 26 Pickwick Place, ^vSewell, New Jersey 08080

BEING the same land and premises which became vested Michael Lanzilotta by deed from Margaret Cox, by her Attorney-in-Fact, Daria Gallen dated April 6, 2021 and recorded April 19, 2021 in the Gloucester County Clerk's Office in Deed Book 6459, Page 25.

Title was previously vested in Margaret Cox by deed from John F. Cox dated March 2, 2017 and recorded March 3, 2017 in the Gloucester County Clerk's Office in Deed Book 5613, Page 321.

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:

Michael Lanzilotta
Print Name:

Michael Lanzilotta
MICHAEL LANZILOTTA

STATE OF NEW JERSEY :
COUNTY OF Gloucester : §

I CERTIFY that on this 28th day of June, 2021, Michael Lanzilotta, 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 \$167,000.00 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).

RECORD AND RETURN TO:
VISIONET SYSTEMS INC.
183 INDUSTRY DRIVE
PITTSBURGH, PA 1527

Barbara J. Grim
Notary Public of New Jersey

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

BARBARA J. GRIM
Notary Public of New Jersey
My Commission Expires 8/12/2021



Fidelity National Title
Insurance Company

EXHIBIT A

The Land is described as follows:

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

BEING known and designated 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.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as 26 Pickwick Place, Unit L-2, Sewell, NJ 08080, Lot 8.01 Qual: C1202, Block 80 of the official Tax Map of the Township of Washington.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance Adopted 6-17-06 Revised 08-01-2016

NJRB 3-09
Last Revised 05/23/17

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W534158

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s) Michael Lanzilotta		
Current Street Address 123 Mimosa Drive		
City, Town, Post Office Sewell	State NJ	ZIP Code 08080

Property Information

Block(s) 80	Lot(s) 8.01	Qualifier C1202
Street Address 26 Pickwick Place Unit L-2		
City, Town, Post Office Sewell	State NJ	ZIP Code 08080

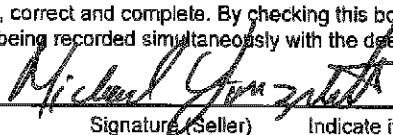
Seller's Percentage of Ownership 100%	Total Consideration \$167,000.00	Owner's Share of Consideration \$167,000.00	Closing Date 6-28-2021
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Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

- ☒ 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.
- ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
- ☐ 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.
- ☐ 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.
- ☐ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
- ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
- ☐ 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.
- ☐ 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.
- ☐ The property transferred is a cemetery plot.
- ☐ 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.
- ☐ 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.
- ☐ 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.

6-28-2021		
Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact
Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact