



E-recorded

DOCKET#:2943 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1019307 09:10:55 AM

01/19/2022
DB 6614 68

Fee:\$ 70.00

CONSIDERATION:\$ 615,000.00 Tax/Code:STANDARD OVER 350K

COUNTY:	615.00	STATE :	1,537.50
NJAHTF :	697.50	EAA :	1,014.50
PHPFA :	307.50	GEN PURP	1,172.00
1% OVER:	0.00		

REALTY TOTAL: \$ 5,344.00

GRANTEE ADDRESS: 798 RACHEL DRIVE

FRANKLINVILLE
NJ -08322

DOCUMENT DATE: 12/30/2021

MUNICIPALITY: FRANKLIN BLOCK: 5702 LOT: 85.08

PARTIES:

FIRST PARTY-JOSEPH PRATO
ADDITIONAL PARTY-LUCIENNE PRATO
SECOND PARTY-WAGAS AHMAD

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

DEED

① N61 598
This Deed is made on December 30, 2021
BETWEEN

JOSEPH PRATO and LUCIENNE PRATO, husband and wife
whose post office address is 798 Rachel Drive, Franklinville, NJ 08322
referred to as the Grantor,

AND

WAGAS AHMAD
& ~~AHMAD WAQAS~~ and SHAISTA WAQAS, husband and wife
whose post office address is about to be 798 Rachel Drive, Franklinville, NJ 08322
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 Six Hundred Fifteen Thousand Dollars (\$615,000.00).
The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Township of Franklin
Block No. 5702, Lot No. 85.08, Qualifier No. Account No.

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

BEING known and designated as Lot 85.08 in Block 5702 as shown on a certain map entitled "Final Plan of Lots, Lands of Five Iron Constructions, L.L.C. Franklin Village Plate 57, Block 5702, Lot 85" filed August 7, 1996 in the office of the Gloucester County Clerk as Map Number 3838. FOR

INFORMATION PURPOSE ONLY: Being known as Tax Lot 85.08, Tax Block 5702 on the Official Tax Map of Franklin Township, State of New Jersey. Commonly known as 798 Rachel Drive, Franklinville, NJ 08322.

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).

Prepared By:
Edward P. Vidal, Esquire

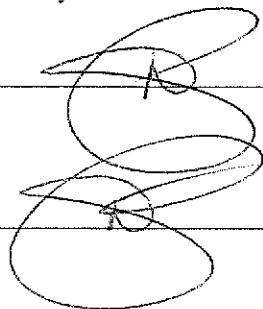
BEING the same land and premises which became vested in Joseph Prato and Lucienne Prato by Deed from Niles K. Lunetta and Kimberly E. Lunetta, dated May 17, 2013, recorded July 2, 2013 in Deed Book 5087, Page 208.

The street address of the Property is: 798 Rachel Drive, Franklinville, NJ 08322

5. Together with all and singular the buildings, improvements, ways, trees, waters, water courses, rights, liberties, privilege, tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

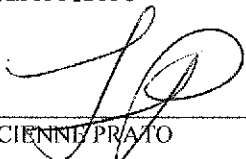
6. Signatures. The Grantor signs this Deed as of the date at the top of the first page.
(Print name below each signature).

Witnessed by:





JOSEPH PRATO (Seal)



LUCIENNE PRATO (Seal)

STATE OF NEW JERSEY :

SS:

COUNTY OF BURLINGTON:

Gloucester

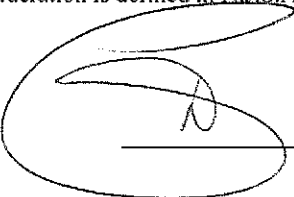
I CERTIFY that on December 30, 2021

JOSEPH PRATO and LUCIENNE PRATO, 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 \$615,000.00 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



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

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

JOSEPH PRATO and LUCIENNE PRATO, *h/w*

Current Street Address

3001 East Chestnut Avenue, unit J96

City, Town, Post Office

Vineland

State

NJ

ZIP Code

08361

Property Information

Block(s)

5702

Lot(s)

85.08

Qualifier

Street Address

798 RACHEL DRIVE

City, Town, Post Office

FRANKLINVILLE, TOWNSHIP OF FRANKLIN

State

NJ

ZIP Code

08322

Seller's Percentage of Ownership

100 %

Total Consideration

\$615,000.00

Owner's Share of Consideration

\$615,000.00

Closing Date

12/30/21

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 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.

12/30/21 X
Date

Date

12/30/21 X
Date

Date

Signature (Seller)

JOSEPH PRATO

Indicate if Power of Attorney or Attorney in Fact

Signature (Seller)

LUCIENNE PRATO

Indicate if Power of Attorney or Attorney in Fact

**EXHIBIT A
LEGAL DESCRIPTION**

Issuing Office File No. N611598

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Franklin Township, County of Gloucester, State of New Jersey:

BEING known and designated as Lot 85.08 in Block 5702 as shown on a certain map entitled "Final Plan of Lots, Lands of Five Iron Constructions, L.L.C. Franklin Village Plate 57, Block 5702, Lot 85" filed August 7, 1996 in the office of the Gloucester County Clerk as Map Number 3838.

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