

MTB 3196.12

60 2013 00029985

RECORD & RETURN TO:

MidLantic Title
106 Centre Blvd Ste. J
Marlton, NJ 08053

DEED

This Deed is made on May 17, 2013

BETWEEN

Niles K. Lunetta and Kimberley E. Lunetta
whose address is
798 Rachel Dr
Franklinville, NJ 08322

referred to as the **Grantor**.

AND

Joseph Prato and Lucienne Prato

whose post office address is going to be

798 Rachel Dr
Franklinville, NJ 08322

referred to as the **Grantee**.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

TRANSFER OF TITLE. The grantor does hereby grant and convey the property described below to the Grantee.

CONSIDERATION This transfer of ownership is made for the sum and consideration of \$408,500.00. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Municipality of Township of Franklin
Block No. **5702** Lot No. **85.08**,
Account No. _____

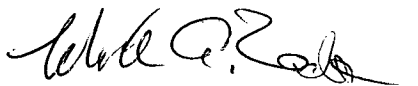
☐ No property tax identification number is available on the date of this deed. (Check box if applicable).

PROPERTY. The property consists of the land and all the buildings and structures on the land in **Township of Franklin**, County of **Gloucester**, and State of New Jersey.

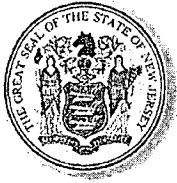
Please see attached Legal Description annexed hereto and made a part hereof.

Consideration:	408,500.00	Tax/Code:	9
County:	408.50	State:	1,021.25
NJAHTF:	387.75	PHPFA:	204.25
EAA:	539.55		
GenFur:	735.30		
C)\$1M:	.00	REALTY TOTAL:	3,296.60

Prepared By:



William A. Rodio, Esquire



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
 (C.55, P.L. 2004)

GIT/REP-3

(5-12)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

Niles K. Lunetta Kimberley E. Lunetta

Current Residence Address:

Street:

City, Town Post Office

State

Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

5702

85.08

Street Address:

798 Rachel Dr

City, Town Post Office

State

Zip Code

Township of Franklin

NJ

08322

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$408,500.00

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to NON-residents)

1. ☒ I am a resident taxpayer (individual, estate or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. § 121.
3. ☐ I am 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 as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make and estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal Income Tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION.) If such 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. (see instructions).
8. ☐ Transfer 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 property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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 could 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.

5/21/13
 Date

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

5/21/13
 Date

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

LEGAL DESCRIPTION

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

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 PURPOSES ONLY:

Being Lot 85.08, Block 5702 on the official tax map of the Township of Franklin and County of Gloucester and State of New Jersey. The above legal description does not necessarily match the tax map for insurance purposes.

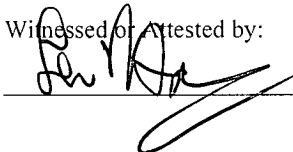
Address: 798 Rachel Drive, Franklinville, NJ 08322-3698.

BEING THE SAME LAND AND PREMISES which became vested in Niles K. Lunetta, husband and Kimberley E. Lunetta, Wife by Deed of New Construction from K. Hovnanian at Franklin, L.L.C. a Limited Liability Company of the State of New Jersey dated July 27, 2007 and recorded August 2, 2007 in the office of the Gloucester County Clerk at 11:26 AM in Deed Book 4419 at Page 179 as Docket Number 46548.

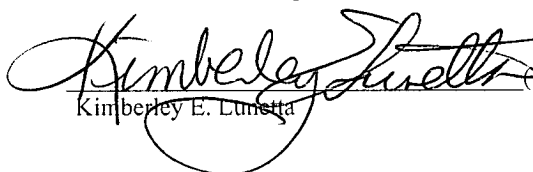
PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

SIGNATURES. The Grantor signs this Deed as of date first above written.

Witnessed or Attested by:



 (SEAL)
Niles K. Lunetta

 (SEAL)
Kimberley E. Lunetta

York
STATE OF NEW JERSEY:

COUNTY OF New York

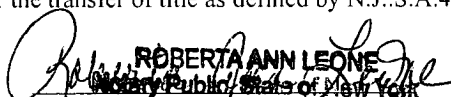
SS:

I CERTIFY that on 5/22/13

Niles and Kimberley Lunetta personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed.
- (b) signed, sealed and delivered this Deed as his/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A.46:15-5, is \$408,500.00.

STATE OF New York
COUNTY OF New York


ROBERTA ANN LEONE
Notary Public, State of New York
(Print name and State of New York)
No. 24479004
Qualified in Kings County
Certificate Filed in New York County
Commission Expires June 30, 2015

BE IT REMEMBERED, that on the 22nd day of May, 2013 before me, the subscriber, personally appeared, _____ who is an authorized officer of _____ and acknowledge that they are authorized to execute this transaction and that execution, as well as the making of this instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation and the voluntary act and deed of said entity.

Notary