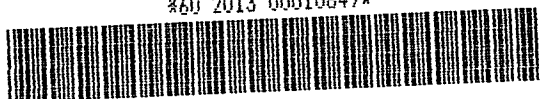


60 2013 00010649

or's Acts)



Docket: 00010649
Type: DEE Pages: 4
James N. Hogan, Gloucester County Clerk
Receipt #: 223137 01:53:20P Mar 07, 2013
Recording Fee: 70.00 DB 5051 206

Prepared by:

Sebastian N. Morda, Esquire
Sebastian N. Morda, Esq.

DEED

This Deed is made on **February 28, 2013**

BETWEEN

Giuseppina C. Briggs Executrix of the Estate of Catherine A. Pansera, deceased

whose address is: **431 Greenwich Ave, Paulsboro, NJ 08066**

Grantor.

referred to as the

AND

Charles L. Mihelbach, Jr.

whose address is: **31 Quaker Road, Mickleton, NJ 08056**

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 **\$85,000.00**. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. The property located in the Municipality of **Paulsboro**, Block No. **22**, Lot No. **21**; Account No.

PROPERTY DESCRIPTION. The property consists of all the land, buildings, structures and improvements contained on the property, and is located in the **Borough of Paulsboro, County of Gloucester, State of New Jersey**, and is described as follows:

(see attached legal)

Consideration:	85,000.00	Tax/Code:	9
County:	85.00	State:	212.50
NJAHTF:	.00	PHPFA:	42.50
EAA:	.00		
GenFur:	.00		
C) \$1M:	.00	REALTY TOTAL:	340.00

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

(Please Print or Type)

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

Name(s)

Giuseppina C. Briggs Executrix of the Estate of Catherine A. Pansera, deceased

Current Resident Address:

Street: **431 Greenwich Ave**City, Town, Post Office
PaulsboroState
NJZip Code
08066-1164**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

22

21

Street Address:

431 Greenwich AveCity, Town, Post Office
PaulsboroState
NJZip Code
08066-1164Seller's Percentage of
Ownership
100%Consideration
\$85,000.00Closing Date
February 28, 2013**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and 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. s. 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 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 an 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)
- ☐ No non-like kind property received.
8. ☒ Transfer by an executor of 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 interstate 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. By checking this box ☒ I certify that the 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.

2/28/2013

Date

Giuseppina C. Briggs Executrix of the Estate of Catherine A. Pansera, deceased
Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

BARGAIN AND SALE (Covenants as to Grantor's Acts)

DOCKET# 00010649 DB 5051 208

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

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF GREENWICH AVENUE, 60' WIDE, A DISTANCE OF 350.00 FEET SOUTHWESTWARDLY FROM A POINT IN THE SOUTHWESTERLY LINE OF FOURTH SET, 50' WIDE, BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE (1) SOUTH 76 DEGREES 05 MINUTES EAST ALONG THE DIVISION LINE BETWEEN LOT 20 AND LOT 21, BLOCK 22 ON THE OFFICIAL TAX MAP, A DISTANCE OF 135.00 FEET TO A POINT AND CORNER/REBAR;

THENCE (2) SOUTH 13 DEGREES 55 MINUTES WEST ALONG THE DIVISION LINE BETWEEN LOT 7 AND LOT 21, SAID BLOCK, A DISTANCE OF 50.00 FEET TO A POINT AND CORNER/IRON PIPE;

THENCE (3) NORTH 76 DEGREES 05 MINUTES WEST ALONG THE DIVISION LINE BETWEEN LOT 21 AND LOT 22, SAID BLOCK, A DISTANCE OF 135.00 FEET TO A POINT AND CORNER/IRON PIPE;

THENCE (4) NORTH 13 DEGREES 55 MINUTES EAST ALONG THE SOUTHEASTERLY LINE OF GREENWICH AVENUE, A DISTANCE OF 50.00 FEET TO THE POINT AND PLACE OF BEGINNING;

The above description is in accordance with a Survey made by Albert N. Floyd & Son, Land Surveyors, dated 2/12/2013.

NOTE: Being Lot(s) 21, Block: 22; Tax Map of the Borough of Paulsboro, County of Gloucester, State of New Jersey.

BEING THE SAME LAND AND PREMISES, which became vested in:

Estate of Catherine A. Pansera by the following:

Catherine A. Pansera, by deed from Catherine A. Pansera, Executrix of the Estate of Fortunata Gattuso, deceased, dated March 26, 1987, recorded March 27, 1987 in the Gloucester County Clerk's/Register's Office in Deed Book 1593, Page 88

Catherine A. Pansera died on December 16, 2012 leaving a Last Will and Testament dated October 8, 2012 and probated in the Register of Wills of Delaware County, Pennsylvania wherein Giuseppina C. Briggs was appointed Executrix. Exemplified copies of which were filed in the Gloucester County Surrogate's Court on 1/18/13

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.

Giuseppina C. Briggs Executrix
Giuseppina C. Briggs Executrix of the Estate of
Catherine A. Pansera, deceased

Witnessed by:

STATE OF NEW JERSEY:

ss:

COUNTY OF Gloucester:

I CERTIFY that on **February 28, 2013**, **Giuseppina C. Briggs Executrix of the Estate of Catherine A. Pansera, deceased**, 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 **\$85,000.00**.

Kelly E. Woshnak

Notary Public of New Jersey

My Commission Expires March 8, 2017