



E-recorded

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PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 827948 11:15:00 AM

06/12/2019
DB 6102 308

Fee:\$ 70.00

CONSIDERATION:\$ 167,150.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	167.50	STATE :	418.75
NJAHTF :	26.25	EAA :	21.00
PHPFA :	83.75	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 717.25

GRANTEE ADDRESS: 103 MYRTLE AVENUE

PITMAN
NJ -08071

DOCUMENT DATE: 06/04/2019

MUNICIPALITY: PITMAN BLOCK: 112 LOT: 7.01

PARTIES:

FIRST PARTY-JUDITH R PAGON
ADDITIONAL PARTY-JUDITH R BARNETT
ADDITIONAL PARTY-NICHOLAS A PAGON
SECOND PARTY-LISA JAHN-CLOUGH
ADDITIONAL PARTY-EDWARD A BRIANT

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:

MICHAEL P. SINATRA, ESQ.
ATTORNEY AT LAW OF NEW JERSEY

N40036
Record & Return to:
National Integrity LLC
110 Barclay Pavilion East
Cherry Hill, NJ08034

DEED

THIS DEED is made on ~~May~~ ^{June 4}, 2019

BETWEEN

Judith R. Pagon f/k/a Judith R. Barnett and Nicholas A. Pagon, wife and husband

whose address is 103 Myrtle Avenue, Pitman, New Jersey 08071

referred to as the Grantor,

AND

Lisa Jahn-Clough and Edward A. Briant, wife and husband

whose address is about to be 103 Myrtle Avenue, Pitman, New Jersey 08071

referred to as the Grantee.

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

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One Hundred Sixty-Seven Thousand One Hundred Fifty and 00/100 (\$167,150.00). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1). Borough of Pitman, Block No. 112, Lot No. 7.01.

PROPERTY. This property consists of the land and all the buildings and structures of the land in the Borough of Pitman, County of Gloucester, State of New Jersey. The property is commonly known as 103 Myrtle Avenue, Pitman, New Jersey 08071, and is more particularly described in the Legal Description annexed hereto and incorporated herein by reference.

BEING the same premises conveyed to Judith R. Barnett by Deed from John P. Staman and Lori Ann Staman, dated July 24, 2003, recorded August 4, 2003, in the Gloucester County Clerk/Register's Office in Deed Book 3632, Page 47.

Thereafter the said Judith R. Barnett married Nicholas A. Pagon and is now known as Judith R. Pagon.

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).

WHO IS BOUND. The promises made in this Deed are legally binding upon the Grantor and all who lawfully succeed to the Grantor's rights and responsibilities. These promises can be enforced by the Grantee and all future owners of the property.

**EXHIBIT A
LEGAL DESCRIPTION**

Issuing Office File No. N40036

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

Beginning at a point in the Southeasterly line of Myrtle Avenue 30 feet wide, a distance of 143.74 feet Southwestwardly from an angle point in same bounded and described as follows; thence

(1) South 70 degrees 32 minutes West along the Southeasterly line of Myrtle Avenue, a distance of 42.50 feet to a point and corner/rebar; thence

(2) South 19 degrees 28 minutes East along the division line of Lot 7.01 and Lot 8, said Block, a distance of 147.49 feet to a point and corner/rebar; thence

(3) North 69 degrees 58 minutes East along the rear line of Lot 7.01 Block 112 on the Official Tax Map a distance of 42.50 feet to a point and corner; thence

(4) North 19 degrees 28 minutes West along the division line between Lot 7 and Lot 7.01, said Block, a distance of 147.07 feet to the point and place of beginning.

FOR INFORMATION PURPOSES ONLY: BEING known as 103 Myrtle Avenue, Tax Lot 7.01, Tax Block 112 on the Official Tax Map of Borough of Pitman, New Jersey.

SIGNATURES. This Deed is signed and attested to by the Grantor as of the date set forth at the top of the first page.

Witness:

By: Judith R. Pagon FKA Judith Barnett
JUDITH R. PAGON, Grantor

By: Nicholas A. Pagon
NICHOLAS A. PAGON, Grantor

STATE OF NEW JERSEY }
COUNTY OF _____ } SS:

I CERTIFY that on June 4, 2019

Judith R. Pagon f/k/a Judith R. Barnett and Nicholas A. Pagon, personally came before me and this person (or if more than one, each person) acknowledged under oath, to my satisfaction, that:

- (a) he or she is the maker of this Deed;
- (b) executed this Deed as his or her voluntary act; and
- (c) the full and actual consideration paid or to be paid for the transfer of title is \$167,150.00 (Such consideration is defined in N.J.S.A. 46:15-5).

Nathaniel D. Minter (Seal)
A Notary Public of New Jersey

NATHANIEL D. MINTER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9/13/2021

RECORD AND RETURN TO:

National Integrity, LLC
110 Barclay Pavilion East
Cherry Hill, NJ 08034
File No. N40036

GIT/REP-3
(9-2015)

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Judith R. Pagon fka Judith R. Barnett and Nicholas A. Pagon, wife and husband

Current Street Address

20 Rebel Point Rd.

City, Town, Post Office Box

Westport Island

State

ME

Zip Code

04578

PROPERTY INFORMATION

Block(s)

112

Lot(s)

7.01

Qualifier

Street Address

103 Myrtle Avenue

City, Town, Post Office Box

Pitman Boro

State

NJ

Zip Code

08071

Seller's Percentage of Ownership

100%

Total Consideration

\$167,150.00

Owner's Share of Consideration

\$167,150.00

Closing Date

6/4/19

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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
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.

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.

June 4, 2019

Date

6-4-19

Date

Signature

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

Signature

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