



E-recorded

DOCKET#:31015 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1057740 12:12:24 PM

07/21/2022
DB 6717 301

Fee:\$ 70.00

CONSIDERATION:\$ 305,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	305.00	STATE :	762.50
NJAHTF :	232.50	EAA :	301.50
PHPFA :	152.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 1,754.00

GRANTEE ADDRESS: 620 VASSAR AVE

PITMAN
NJ -08071

DOCUMENT DATE: 06/08/2022

MUNICIPALITY: PITMAN BLOCK: 223 LOT: 8

PARTIES:

FIRST PARTY-IDA SWINDELL
ADDITIONAL PARTY-GARY W SWINDELL
SECOND PARTY-VINCENT JESEO
ADDITIONAL PARTY-REBECCA RICCARDI

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:

John P. Ciocco, Esquire

DEED

This Deed is made on **6/8/22** Delivered **6/28/22**

BETWEEN THE ESTATE OF IDA A. SWINDELL, by Gary W. Swindell, Executor
whose address is 620 Vassar Avenue, Pitman, New Jersey 08071

AND VINCENT JESEO, a single man, AND REBECCA RICCARDI, a single woman, Joint Tenants with the Right of Survivorship

whose post office address is about to be 620 Vassar Avenue, Pitman, New Jersey 08071

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

The Grantor makes this Deed as the Personal Representative of the Estate of Ida A. Swindell A/K/A Ida Adele Swindell A/K/A Ida Trace Swindell, late of the Borough of Pitman, County of Gloucester, and State of New Jersey.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to Grantee. This transfer is made for the sum of **THREE HUNDRED AND FIVE THOUSAND DOLLARS (\$305,000.00)**.

Tax Map Reference. (N.J.S.A. 46:26A-3) Municipality of the Borough of Pitman

Block No. 223

Lot No. 8

☐ 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 the Borough of Pitman, County of Gloucester, and State of New Jersey. The legal description is:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same land and premises which became vested in Ida A. Swindell by Deed from Kathy J. Carter and David B. Swindell dated December 11, 2008 and recorded on March 2, 2009 in the Gloucester County Clerk's Office in Deed Book 4632, Page 61.

ALSO BEING the same land and premises which became vested in Kathy J. Carter and David B Swindell by Deed from Ida A. Swindell dated June 26, 2008, recorded June 26, 2008 in the Gloucester County Clerk's Office in Deed Book 4551, Page 143.

ALSO BEING the same land and premises which became vested in Ida A. Swindell by Deed from Elizabeth Ann Gominger, widow, dated May 29, 1996, recorded June 4, 1996 in the Gloucester County Clerk's Office in Deed Book 2654, Page 78.

AND the said Ida A. Swindell A/K/A Ida Adele Swindell A/K/A Ida Trace Swindell departed this life on November 3, 2021, a resident of the County of Gloucester and State of New Jersey, leaving a Last Will and Testament dated June 6, 2016 which was duly filed and probated in the Gloucester County Surrogate's Court on December 10, 2021 under Docket Number 21-02231, wherein and whereby among other things, said Testatrix did nominate, constitute and appoint Gary W. Swindell as Executor of her Estate, and Letters Testamentary were duly granted to Gary W. Swindell on December 10, 2021 with full power of sale.

SUBJECT to all easements, ordinances and restrictions of record.

LEGAL DESCRIPTION**Foundation Title, LLC - Woodbury**a Policy Issuing Agent for **Fidelity National Title Insurance Company**

File No. 213-199599

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

BEGINNING at a point in the Westerly line of Vassar Avenue, (56 feet wide) at the end of a circular curve of radius 20 feet which connects the Westerly line of Vassar Avenue and the Northerly line of Florence Avenue (56 feet wide) and extending from the aforesaid beginning point; thence

(1) along the Northerly line of Vassar Avenue North 07 degrees 12 minutes 49 seconds West 99.77 feet to a corner of Lot 9 Block 223, R.M. Shoemaker subdivision; thence

(2) along the division line of Lots 8 and 9, South 82 degrees 47 minutes 11 seconds West 109.00 feet to a corner of Lot 7, Block 176H plan of lots of Wendy Holmes, Inc.; thence

(3) along the line of Lot 7 South 07 degrees 12 minutes 49 seconds East 97.89 feet to a point in the Northerly line of Florence Avenue; thence

(4) along said line curving to the right in a Southeasterly direction along the arc of a circular curve of radius 375 feet an arc distance of 18.65 feet the chord of said arc bearing South 84 degrees 08 minutes 18 seconds East 18.65 feet to a point of tangency therein; thence

(5) still along the Northerly line of Florence Avenue South 82 degrees 42 minutes 49 seconds East 68.00 feet plan distance given as 68.68 feet to a point of curvature therein; thence

(6) curving to the left in a Northeasterly direction along the arc of a circular curve of radius 20 feet an arc distance of 36.48 feet to the point of beginning.

The above description is in accordance with a survey prepared by Pennell Land Surveying, Inc., dated June 7, 2022.

NOTE FOR INFORMATION:

BEING known as 620 Vassar Avenue, Pitman Borough, Gloucester County, State of New Jersey, Block 223, Lot 8 on the tax map of Pitman Borough.

NOTE FOR INFORMATION: The mailing address of the premises is 620 Vassar Avenue, Pitman, NJ 08071.

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; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

THE ESTATE OF IDA A. SWINDELL, by Gary W. Swindell, Executor

Current Street Address

620 Vassar Avenue

City, Town, Post Office

Pitman

State

NJ

ZIP Code

08071

Property Information

Block(s)

223

Lot(s)

8

Qualifier

Street Address

620 Vassar Avenue

City, Town, Post Office

Borough of Pitman

State

NJ

ZIP Code

08071

Seller's Percentage of Ownership

100

Total Consideration

\$305,000.00

Owner's Share of Consideration

\$305,000.00

Closing Date

6-28-22

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.

Date

6-9-22

Signature (Seller)



Indicate if Power of Attorney or Attorney in Fact

Executor of the Estate
of Ida A. Swindell

Gary W. Swindell, Executor

Date

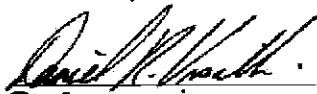
Signature (Seller)

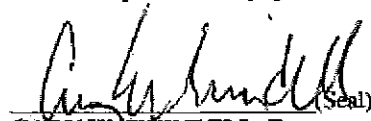
Indicate if Power of Attorney or Attorney in Fact

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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:


Daniel R. Visalli

 (Seal)
GARY W. SWINDELL, Executor
of the Estate of Ida A. Swindell

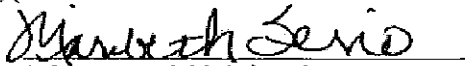
Executor of
the Estate
of Ida A.
Swindell

STATE OF North Carolina, COUNTY OF Mecklenburg SS.:

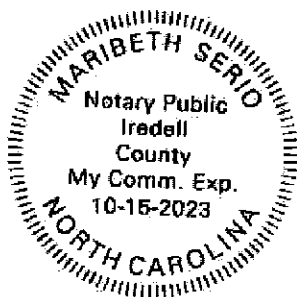
I CERTIFY that on June 8, 2022

GARY W. SWINDELL, Executor of the Estate of Ida A. Swindell, 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 or her act and Deed; and
- (c) made this Deed for \$305,000.00 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. 46:26A-3.)


(print name and title below signature)

Maribeth Serio Notary Public
Deed



**THE ESTATE OF IDA A. SWINDELL,
by Gary W. Swindell, Executor**

TO

**VINCENT JESEO, a single man, AND
REBECCA RICCARDI, a single woman,
Joint Tenants with the Right of Survivorship**

Record and Return to:

RECORD AND RETURN TO:
FOUNDATION TITLE, LLC
57 EUCLID STREET
WOODBURY, NJ 08096

213-199599