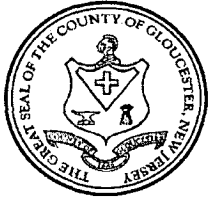
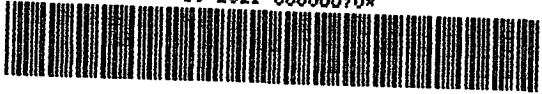


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2021 00008690*  Docket: 00008690 Type:DEE Pages:7 James N. Hogan, Gloucester County Clerk Receipt#:944129 01:30:01P Feb 16, 2021 Recording Fee: 100.00 DB 6422 279
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 10.00 Tax/Code: E County: .00 State : .00 NJAHTF: .00 PHPFA : .00 EAA : .00 GenPur: .00 C>\$1M : .00 REALTY TOTAL: .00
Date of Document: Feb 14 2021	Type of Document: Deed
First Party Name: 56 West Broad Street LLC	Second Party Name: GaHuso Properties LLC
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 94	Lot: 2
Municipality: Town of Gibbstun / Township of Greenwich	
Consideration: \$10.00	
Mailing Address of Grantee: 32 Brandt Ave. Gibbstun NJ 08027	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

Prepared by: Frank Gattuso, Esquire
Attorney at Law, State of NJ

DEED

This Deed is made on February 14, 2021

BETWEEN

56 WEST BROAD STREET LLC
A Limited Liability Company of the State of New Jersey

whose address is 32 Brandt Avenue, Gibbstown, New Jersey 08027 referred to as the "Grantor".

AND

GATTUSO PROPERTIES, LLC
A Limited Liability Company of the State of New Jersey

whose address is 32 Brandt Avenue., Gibbstown, New Jersey 08027, referred as the "Grantee".

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

Transfer of Ownership. The Grantor grants and conveys {transfers ownership of} the property {called the "Property"} described below in the Grantee. This transfer is made for then sum of **TEN & 00/100*****{\$10.00}*****DOLLARS**

The Grantor acknowledges receipt of this money.

Tax Map Reference. {N.J.S.A. 46:14-2.1} Town of Gibbstown, Township of Greenwich, Block 94, Lot 2.

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

**PLEASE SEE ATTACHED LEGAL DISCRIPTION
ANNEXED HERETO AND MADE A PART HEREOF.**

BEING the same premises conveyed to Nicola Gattuso and Santa Gattuso, husband and wife, and Vincenzo Gattuso and Fortunata Gattuso, husband and wife, by Deed from Gilbert Miller, III



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

56 West Broad Street LLC

Current Street Address

32 Brandt Ave.

City, Town, Post Office Box

GIBBSTOWN

State

NJ

Zip Code

08027

PROPERTY INFORMATION

Block(s)

94

Lot(s)

2

Qualifier

Street Address

56 WEST BROAD STREET

City, Town, Post Office Box

GIBBSTOWN (GREENWICH TOWNSHIP)

State

NJ

Zip Code

08027

Seller's Percentage of Ownership

100%

Total Consideration

\$10.00

Owner's Share of Consideration

\$10.00

Closing Date

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 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.

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.

2/14/21
Date

Quiana D. Harris
Signature

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

Date

Signature

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

Sheriff of Gloucester County dated April 4, 2001, recorded April 10, 2001 in the Gloucester County Clerk/Register Office in Deed Book 3244, Page 082.

Vincenzo Gattuso died a resident of Gibbstown, New Jersey 08027 on November, 18, 2008 leaving Fortunata Gattuso as surviving tenant.

Being the same premises conveyed to 56 West Broad Street LLC by Deed from Nicola Gattuso and Santa Gattuso, husband and wife, and Vincenzo Gattuso and Fortunata Gattuso, husband and wife dated December 31, 2018, recorded on January 2, 2019 in the Gloucester County Clerk/Register Office in Deed Book 6010, page 244.

Commonly known as 56 West Broad Street, Gibbstown, NJ 08027.

LEGAL DESCRIPTION

All that certain tract or parcel of land and premises situate, lying and being in the Township of Greenwich, County of GLOUCESTER and State of New Jersey.

Also known as Tax Lot 2 in Block 94 on the Tax Assessment map of the Township of Greenwich, NJ 08027.

More commonly known as 56 West Broad Street, Greenwich, NJ 08027.

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

BEGINNING in the Southerly edge of the road leading from Gibbstown to Paulsboro known as Broad Street, distant 50 feet in an Easterly direction from the Easterly edge of South Orchard Street (formerly Robert Street) and running; thence

(1) along the line of Lots Nos. 10 and 11, South 0 degrees 35 minutes East, 150 feet to a corner in the line of Lot No. 118; thence

(2) North 89 degrees 25 minutes East, 50 feet to a corner of Lots Nos. 11 and 12; thence

(3) along the line thereof, North 0 degrees 35 minutes West, 150 feet to the Southerly edge of Broad Street aforesaid; thence by the same

(4) South 89 degrees 25 minutes West, 50 feet to the place of beginning.

BEING known and designated as Lot No. 11 on Plan of Caspersen Addition.

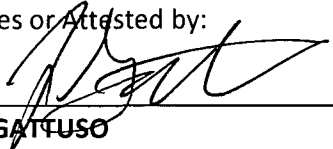
BEING 56 West Broad Street.

BEING Lot 2, Block 94, Tax Map.

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 making a mortgage or allowing a judgment to be entered against the Grantor.)

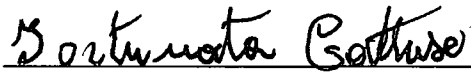
Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnesses or Attested by:


FRANK GATTUSO
ATTORNEY AT LAW, STATE OF NJ

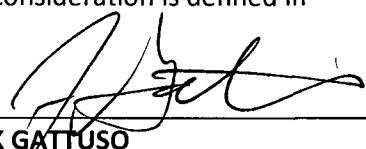

NICOLA GATTUSO
Member, 56 West Broad Street LLC


SANTA GATTUSO
Member, 56 West Broad Street LLC


FORTUNATA GATTUSO
Member, 56 West Broad Street LLC

STATE OF NEW JERSEY)
) SS.:
COUNTY OF GLOUCESTER)

I certify that on February 14, 2021 Nicola Gattuso, Santa Gattuso and Fortunata Gattuso personally came before me and acknowledged under oath, to my satisfaction, that they are (he/she is) the person(s) named in and personally signed this Deed; signed, sealed and delivered this Deed as their act and deed; and made this Deed for \$10.00 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)


FRANK GATTUSO
ATTORNEY AT LAW, STATE OF NJ

RECORD & RETURN TO:

Frank Gattuso, Esquire
32 Brandt Avenue
Gibbstown, NJ 08027

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

GLOUCESTER

SS. County Municipal Code
0807

MUNICIPALITY OF PROPERTY LOCATION

GREENWICH

*Use symbol "C" to indicate that fee is exclusively for county use.

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, NICOLA GATTUSO, being duly sworn according to law upon his/her oath.

(Name) ONE OF THE GRANTORS in a deed dated 2/14/21 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 94 Lot number 2 located at

56 WEST BROAD STREET, GIBBSTOWN, GLOUCESTER COUNTY

and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$10.00 (Instructions #1 and #5 on reverse side) no mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:

(Instructions #5A and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

\$10.00 ÷ 100% = \$10.00

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

Consideration less than \$100,000

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☒ 62 years of age or over. *(Instruction #9 on reverse side for A or B)
- B. { BLIND PERSON Grantor(s) ☒ legally blind or *
- DISABLED PERSON Grantor(s) ☒ permanently and totally disabled receiving disability payments not fully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☒ Owned and occupied by grantor(s) at time of sale. ☒ Resident of State of New Jersey.
- ☒ One or two-family residential premises. ☒ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- ☒ Affordable according to H.U.D. standards. ☒ Reserved for occupancy.
- ☒ Meets income requirements of region. ☒ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

- ☒ Entirely new improvement. ☒ Not previously occupied.
- ☒ Not previously used for any purpose. ☒ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☒ No prior mortgage assumed or to which property is subject at time of sale.
- ☒ No contributions to capital by either grantor or grantee legal entity.
- ☒ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 14 day of Feb, 2021

Signature of Deponent

36 West Broad Street LLC

Grantor Name

110 S. Orchard St.

Gibbstown, NJ 08027

Deponent Address

32 Brandt Ave. Gibbstown,

NJ 08027

Grantor Address at Time of Sale

XXX-XXX-

354

Last three digits in Grantor's Social Security Number

Frank Gattuso, Esq.

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County recording officer shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at:
www.state.nj.us/treasury/taxation/pt/localtax.shtml.