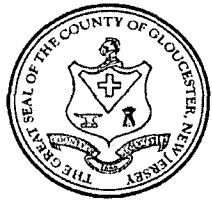


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk		Official Use Only – Barcode *60 2019 00000087*  Docket: 00000087 Type: DEE Pages: 7 James N. Hogan, Gloucester County Clerk Receipt #: 793133 01:50:37P Jan 02, 2019 Recording Fee: 100.00 DB 6010 244	
			
Official 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: 31 December 29, 2018		Type of Document: Deed	
First Party Name: Nicola Gattuso and Fortunata Gattuso, As Executrix of the Estate of Vincenzo Gattuso		Second Party Name: 56 West Broad Street LLC	
Additional Parties:			

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 94	Lot: 2
Municipality: Town of Gibbstown / Township of Greenwich	
Consideration: \$10.00	
Mailing Address of Grantee: 32 BRANDT Ave Gibbstown 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: Deborah A. Gabry
Attorney at Law of NJ

DEED

This Deed is made on December 31, 2018

BETWEEN

NICOLA GATTUSO
and
FORTUNATA GATTUSO,
As Executrix of the Estate of Vincenzo Gattuso,

whose addresses are 10 South Orchard Street, Gibbstown, New Jersey 08027 and 53 East Broad Street, Gibbstown, New Jersey 08027 respectively, referred to as the Grantor

AND

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 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 to the Grantee. This transfer is made for the 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 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 DESCRIPTION
ANNEXED HERETO AND MADE A PART HEREOF.

BEING the same premises conveyed to Nicola Gattuso and Vincenzo Gattuso by Deed from Gilbert Miller III, Sheriff of the County of Gloucester 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. Fortunata Gattuso was issued Letters Testamentary on December 10, 2008 by the Gloucester County Surrogate's Court.

Commonly known as 56 West Broad Street, Gibbstown, New Jersey 08027.



State of New Jersey

GIT/REP-3
(9-2015)

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

FORTUNATA GATTUSO

Current Street Address

53 EAST BROAD STREET

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

50%

Total Consideration

\$10.00

Owner's Share of Consideration

\$5.00

Closing Date

12/31/18

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.

12/31/18
Date

x Fortunata Gattuso
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

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

NICOLA GATTUSO

Current Street Address

10 SOUTH ORCHARD STREET

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

50%

Total Consideration

\$10.00

Owner's Share of Consideration

\$5.00

Closing Date

12/31/15

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.
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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.

12/31/15

Date

x Nicola Gattuso

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

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 Casperson Addition.

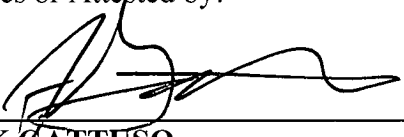
BEING 56 West Broad Street.

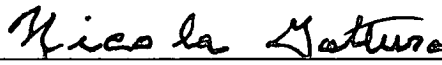
BEING Lot 2, Block 94, Tax Map.

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:

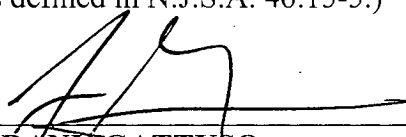

FRANK GATTUSO
ATTORNEY AT LAW OF NJ


NICOLA GATTUSO


FORTUNATA GATTUSO, EXECUTRIX OF THE
ESTATE OF VINCENZO GATTUSO

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

I certify that on December **31** 2018, Nicola 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 OF NJ

RECORD & RETURN TO:

Frank Gattuso, Esq.
32 Brandt Avenue
Gibbstown, New Jersey 08027

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

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

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

MUNICIPALITY OF PROPERTY LOCATION GREENWICH

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

Deponent, NICOLA GATTUSO, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the ONE OF THE GRANTORS in a deed dated _____ 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 prior 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:
(See Instructions #5A and #7 on reverse side)

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

\$ _____ ÷ _____ % = \$ _____

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 (See 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

(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 gainfully 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 and #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 31st day of December, 2018

FRANK GATTUSO, Esq
Attorney at Law
State of New Jersey

* Nicola Gattuso
Signature of Deponent
10 SOUTH ORCHARD STREET
GIBBSTOWN, NJ 08027

NICOLA GATTUSO
Grantor Name
10 SOUTH ORCHARD STREET
GIBBSTOWN, NJ 08027

Deponent Address

Grantor Address at Time of Sale

xxx-xxx- 3543

FRANK GATTUSO, ESQ.

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

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

County recording officers 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 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 of Taxation website at:

www.state.nj.us/treasury/taxation/lpt/localtax.htm

DE 6010
DOCKET# 00000087

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