



E-recorded

DOCKET#:27435 Type:ERX-Deed
PAGES:6

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1189712 11:00:39 AM

09/16/2024
DB 7065 76

Fee:\$ 80.00

CONSIDERATION:\$ 250,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	250.00	STATE :	625.00
NJAHTF :	150.00	EAA :	175.00
PHPFA :	125.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 1,325.00

GRANTEE ADDRESS: 122 EAST BUTLER AVE, STE 100

AMBLER
PA-19002

DOCUMENT DATE: 09/02/2024

MUNICIPALITY: GREENWICH BLOCK: 92 LOT: 19,20,21

PARTIES:

FIRST PARTY-WARREN VESTY
ADDITIONAL PARTY-DWIGHT VESTY
SECOND PARTY-CAMA SDIRA LLC
ADDITIONAL PARTY-STEPHEN LASZCZYK

RECORD & RETURN TO:
CORPORATION SERVICE COMPANY

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:

Donna L. Skilton, Esquire

BARGAIN AND SALE DEED

This Deed is made on Sept 2, 2024

BETWEEN THE ESTATE OF WARREN VESTY, BY DWIGHT VESTY, EXECUTOR, whose address is 76 Park Circle, Rochester, NY 14623, referred to as the Grantor,

AND CAMA SDIRA LLC FBO STEPHEN LASZCZYK IRA, whose post office address is 122 East Butler Ave, Ste 100 Ambler, PA 19002 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 the property described below to the Grantee. This transfer is made for the sum of Two Hundred Fifty Thousand Dollars (\$250,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Township of Greenwich, Block No. 92, Lot No. 19, 20 and 21.

[] 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 Township of Greenwich, County of Gloucester and State of New Jersey. The legal description is attached as Exhibit "A".

BEING the same lands and premises, which became vested in Warren Vesty and Deborah E. Vesty, his wife, by deed from Frank V. Carfagno and Jean M. Kirkbride, Co-Executors of the Estate of Elizabeth J. Carfagno, deceased, dated October 22, 2001, recorded October 24, 2001, in the Clerk's Office of the County of Gloucester, New Jersey, in Deed Book 8330, page 1.

Deborah E. Vesty died on August 3, 2017, leaving her entire estate to her husband, Warren Vesty.

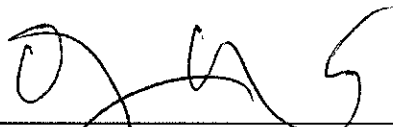
Warren Vesty died on May 4, 2024, testate. Letters of Authority were issued on August 8, 2024, in the Probate Court of Cuyahoga County, Ohio, under Case Number 2024EST289570, appointing Dwight Vesty as Executor.

Thereafter on July 26, 2024, an exemplified estate was opened in the Gloucester County Surrogate Court, under Docket No. 24-01299.

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:



ESTATE OF WARREN VESTY,
BY DWIGHT VESTY, EXECUTOR

STATE OF New York,
COUNTY OF Monroe S.S.:

I CERTIFY that on September 4, 2024, DWIGHT VESTY personally came
before me and acknowledged under oath, to my satisfaction, that this person (or if more than one,
each person): ** Executor of the Estate of Warren Vesty **

(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 \$ 250,000.00 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)

Charlene K. Masten
Notary Public

CHARLENE K. MASTEN
Notary Public-State of New York
No. 01MAS210510
Qualified in Livingston County
My Commission Expires August 24, 2025 25

Charlene K. Masten
Notary Public-State of New York
No. 01MA5210510
Qualified in Livingston County
My Commission Expires August 24, 2025

Exhibit "A"

ALL that certain lot, parcel or tract of land, situate and lying in the Township of Greenwich, County of Gloucester, State of New Jersey, and being more particularly described as follows:

BEGINNING at a point in the Southwesterly line of South Forrest Street (formerly Martha Street) (40 feet wide), said point being Southeastwardly and a distance of 900.00 feet from the intersection of said line of South Forrest Street with the Southerly line of West Broad Street (50 feet wide), said point being in the division line between Lots 18 and 19, Block 92, on Plan of Tax Map hereinafter mentioned, extending; thence

- (1) South 00 degrees 35 minutes 00 seconds East, along said line of South Forrest Street, a distance of 100.00 feet to an iron pipe found for a corner in the division line between Lots 20 and 20.01, Block 92, said Plan; thence
- (2) South 89 degrees 25 minutes 00 seconds West, along the division line between Lots 20, 21, 20.01 and 21.01, a distance of 150.00 feet to an iron pipe found for a corner in the division line between Lots 13.01 and 21, Block 92, on said Plan; thence
- (3) North 00 degrees 35 minutes 00 seconds West, along said division line between Lots 11.01, 12, 13.01 and 19, 20 and 21, a distance of 100.00 feet to a point for a corner in the division line between Lots 18 and 19, Block 92, on said Plan; thence
- (4) North 89 degrees 25 minutes 00 seconds East, along said division line a distance of 150.00 feet to the point of beginning.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 19, 20 and 21 in Block 92 on the Township of Greenwich Tax Map.

PER
HOMESTEAD TITLE AGENCY
114 North Broad Street
Woodbury, New Jersey 08096

HTA 18104

GIT/REP-3
(11-23)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
DWIGHT VESTY, EXECUTOR OF THE ESTATE OF WARREN VESTY

Current Street Address
76 Park Circle

City, Town, Post Office
Rochester

State

NY

ZIP Code

14623

Property Information

Block(s)

92

Lot(s)

19, 20, 21

Qualifier

Street Address

123 S. Forrest Street

City, Town, Post Office
Gibbstown

State

NJ

ZIP Code

08027

Seller's Percentage of Ownership

100

Total Consideration

\$250,000.00

Owner's Share of Consideration

\$250,000.00

Closing Date

9/12/2024

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

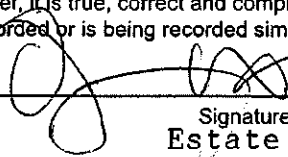
1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☒ The real property 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.

09.04.2024

Date



Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Estate of Warren Vesty

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact