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 James N. Hogan, Gloucester County Clerk
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Prepared by:

William L. Horner, Esquire
 Attorney at Law of New Jersey

DEED

This Deed is made on April 26, 2013,

Between **STEVEN M. CALTABIANO**, whose address is 40 Garwin Road, Swedesboro, New Jersey 08085, referred to as the Grantor,

And **FIONA M. PATERNA and DAVID M. PATERNA, her husband**, whose address is 521 Nassau Avenue, Paulsboro, New Jersey 08066, 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 EIGHTY-SIX THOUSAND AND 00/100 (\$186,000.00) DOLLARS**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S. 46:26A-3) Township of Greenwich Block 65, Lot 10.

Property. The property consists of lands and premises, and any buildings and structures on the land, in the **Township of Greenwich**, County of Gloucester and State of New Jersey, described as follows:

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

BEGINNING at a point in the center line of Democrat Road (25 feet from edge), distant 175 feet Northwestwardly measured along the center line of Democrat Road from its intersection with the center line at Allen Avenue (50 feet wide), said beginning point being in the extended division line between Lots 14 and 15, Section "H" as shown on the Plan hereinafter mentioned; thence

- (1) North 44 degrees 17 minutes West along the center line of Democrat Road 50 feet to a point in the extended division line between Lots 13 and 14, Section "H" as shown on the plan aforesaid; thence
- (2) North 45 degrees 23 minutes East along, the extended division line and division line between Lots 13 and 14; Section "H" a distance of 175 feet to a point common to Lots 3, 4, 13 and 14, Section "H" as shown on said Plan; thence
- (3) South 44 degrees 17 minutes East, along the division line between Lots 4 and 14, Section "H" a distance of 50 feet to a point common to Lots 4, 5, 14 and 15, Section "H" as shown on Plan; thence

Consideration:	186,000.00	Tax/Code:	S
County:	186.00	State:	465.00
NJAHTF:	54.00	PHPFA:	93.00
EAA:	43.20		
GenPur:	.00		
C) \$1M:	.00	REALTY TOTAL:	841.20

RECORD & RETURN TO:
 FOUNDATION TITLE, LLC
 57 EUCLID STREET
 WOODBURY, NJ 08098
 (856) 853-0083

213-28393
 070



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Names(s)

Steven M. Caltabiano

Current Resident Address:

Street: 40 Garwin Road

City, Town, Post Office
SwedesboroState
NJZip Code
08085**PROPERTY INFORMATION (Brief Property Description)**Block(s)
65Lot(s)
10

Qualifier

Street Address:
519 Democrat RoadCity, Town, Post Office
Gibbstown (Greenwich Township)State
NJZip Code
08027Seller's Percentage of Ownership
100%Consideration
\$186,000Closing Date
4/26/2013**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)**

1. ☒ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am 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 as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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 (see instructions).
☐ No non-like kind property received.
8. ☐ Transfer 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 property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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 could 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 the 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.

4.26.13

Date

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

- (4) South 45 degrees 23 minutes West along the division line between Lots 14 and 15, Section "H" and the extended division line of said Lots, a distance of 175 feet to the center line of Democrat Road and place of beginning.

DESIGNATED AS Block 65, Lot 10 on the Greenwich Township Tax Map.

SUBJECT TO easements and restrictions of record.

BEING the same lands and premises that were conveyed to the Grantor by deed from John Francis Management, L.L.C., dated August 29, 2012, and recorded on September 4, 2012, in Gloucester County Deed Book 4996, pages 99&c.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property, nor allowed anyone else to obtain any legal rights which affect the property. This promise is a "covenant as to grantor's acts" as defined by *N.J.S.A.* 46:4-6.

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

Witnessed by:




STEVEN M. CALTABIANO

STATE OF NEW JERSEY

:

SS.

COUNTY OF GLOUCESTER

:

I CERTIFY that on 4/26/13, 2013, Steven M. Caltabiano personally came before me, and acknowledged under oath, to my satisfaction that he:

- (a) is the grantor named in the attached deed;
- (b) executed this deed voluntarily as his own act; and
- (c) made this deed for **\$186,000.00** as the full and actual consideration paid therefore.



(Notary)

SHARON L. KESSLER
Notary Public of New Jersey
My Commission Expires September 18, 2013