

BARGAIN AND SALE (Covenants as to Grantor's Acts)

Docket: 00025952

Type: DEE Pages: 7

James H. Hogan, Gloucester County Clerk

Received by 12:44:08P Jun 29, 2012

Recording Fee: 100.00 DB 4975 306

Joseph C. Cameli, Jr.

DEEDThis Deed is made on May 23, 2012

Consideration:	1.00	Tax/Code: E
County:	.00	State:
NJAHF:	.00	PHPFA:
EAA:	.00	
GRAP:	.00	
C751H:	.00	
REALTY TOTAL:		.00

BETWEEN

~~75~~ **Joseph C. Cameli, Jr., Father and Ronda Cameli, Daughter**
 whose address is: ~~12~~ **Crescent Hollow Drive, Sewell, NJ 08080**

referred to as the

Grantor.**AND**

~~75~~ **Joseph C. Cameli, Jr., Father and Ronda Cameli, Daughter,**
with right of survivorship,
 whose address is: ~~12~~ **Crescent Hollow Drive, Sewell, NJ 08080**

referred to as the

Grantee.

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

TRANSFER OF TITLE. The grantor does hereby grant and convey the property described below to the Grantee.

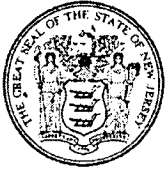
CONSIDERATION This transfer of ownership is made for the sum and consideration of **\$1.00**. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. The property located in the Municipality of **Borough of Paulsboro,** Block No. 98, Lot No. 5.

PROPERTY DESCRIPTION. The property consists of all the land, buildings, structures and improvements contained on the property, and is located in the **Borough of Paulsboro, County of Gloucester, State of New Jersey,** and is described as follows:

(SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:)

DOCKET# 00025952 DB 4975 306

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)Name(s)
Ronda CameliCurrent Resident Address:
Street: **1512 Crescent Hollow Drive**City, Town, Post Office
SewellState
NJZip Code
08080**PROPERTY INFORMATION (Brief Property Description)**

Block(s)	Lot(s)	Qualifier
98	5	

Street Address:
322 W. Broad StreetCity, Town, Post Office
PaulsboroState
NJZip Code
08066Seller's Percentage of
Ownership
100%Consideration
\$1.00

Closing Date

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 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 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 interstate 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.

5/23/2012
DateRonda Cameli
Ronda Cameli
Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

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)

Name(s)

Joseph C. Cameli, Jr.

Current Resident Address:

Street: ~~152~~ **152** Crescent Hollow DriveCity, Town, Post Office
SewellState
NJZip Code
08080**PROPERTY INFORMATION (Brief Property Description)**

Block(s)	Lot(s)	Qualifier
98	5	

Street Address:

322 W. Broad StreetCity, Town, Post Office
PaulsboroState
NJZip Code
08066Seller's Percentage of
Ownership
100%Consideration
\$1.00

Closing Date

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-Residents)

- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ Seller is not 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.
- ☐ 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.
- ☐ 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.
- ☐ Transfer by an executor of 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 interstate laws of this state.
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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 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.

5/23/2012
DateJoseph C. Cameli, Jr.
Joseph C. Cameli, Jr.

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

LAND and premises situate in the Borough of Paulsboro, County of Gloucester and State of New Jersey:

BEGINNING at a corner in the middle of West Broad Street corner to Lots 14 and 15; thence by line of the same; thence

(1) South 19 degrees 05 minutes East 177 feet to the Northerly edge of a 12 foot alley; thence by said Northerly edge of said 12 foot alley; thence

(2) South 70 degrees and 55 minutes West, 50 feet to a corner to Lots Nos. 15 and 16; thence

(3) by the line of the same North 19 degrees and 05 minutes West 177 feet to the middle of Broad Street aforesaid; thence by the middle thereof; thence

(4) North 70 degrees and 55 minutes East 50 feet to the place of BEGINNING.

BEING Lot 5, Block 98 Tax Map.

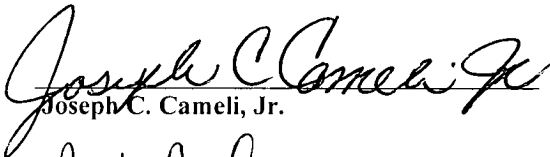
BARGAIN AND SALE (Covenants as to Grantor's Acts)

BEING THE SAME LAND AND PREMISES, which became vested in:

Joseph C. Cameli, Jr., Father and Ronda Cameli, Daughter, by Deed from Daniel P. Platt, Jr. and Alma J. Platt, husband and wife, and Daniel P. Platt, III, dated November 30, 1998, recorded January 15, 1999 in Deed Book 2956, Page 047.

PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

SIGNATURES. The Grantor signs this Deed as of date first above written.


Joseph C. Cameli, Jr.

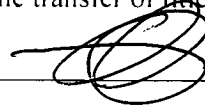
Ronda Cameli

STATE OF NEW JERSEY: **ss:**

COUNTY OF Glov **:**

I CERTIFY that on May 23rd 2012, **Joseph C. Cameli, Jr. and Ronda Cameli**, , 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/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A.46:15-5, is **\$1.00**.



MARK G. DAGOSTINO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 20, 2012

BARGAIN AND SALE (Covenants as to Grantor's Acts)

DEED	DATED
<i>Joseph C. Cameli, Jr., Father and Ronda Cameli, Daughter,</i> <i>Grantor,</i> TO <i>Joseph C. Cameli, Jr., Father and Ronda Cameli, Daughter, with right of survivorship,</i> <i>Grantee</i>	<i>Record and return to:</i>

MUST SUBMIT IN DUPLICATE

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 0814
MUNICIPALITY OF PROPERTY LOCATION Borough of Paulsboro *Use symbol "C" to i

FOR RECORDER'S USE ONLY	
Consideration	\$
RTF paid by seller	\$
Date	By

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

Deponent, Joseph C. Cameli, Jr., being duly sworn according to law upon his/her oath,
(Name)

deposes and says that he/she is the Grantor in a deed dated transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 98 Lot number 5 located at

322 W. Broad Street, Paulsboro, NJ 08066
(Street Address, Town)

and annexed thereto.

(2) CONSIDERATION \$1.00 (See Instructions #1 and #5 on reverse side) no prior mortgages 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 \$100.00

(5) PARTIAL EXEMPTION FROM FEE (See 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 Fee, Supplemental Fee, and General Purpose Fee, 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. * (See Instruction #9 on reverse side for A or B)
B. BLIND PERSON Grantor(s) legally blind or; *
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 THE CASE OF HUSBAND AND WIFE/PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See 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 (See 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 the top of the 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 23rd day of May, 2012

Signature of Deponent
75 42 Crescent Hollow Drive, Sewell, NJ

Joseph C. Cameli, Jr., Father and
Ronda Cameli, Daughter
Grantor Name

75 42 Crescent Hollow Drive, Sewell, NJ 08080

Deponent Address

Grantor Address at Time of Sale

XXX-XXX-

Last 3 digits in Grantor's Social Security Number

Name/Company of Settlement Officer

MARK G. DAGOSTINO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 20, 2012

FOR OFFICIAL USE ONLY	
Instrument Number	County
Deed Number	Book Page
Deed Dated	Date Recorded

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY- DIVISION OF TAXATION

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.