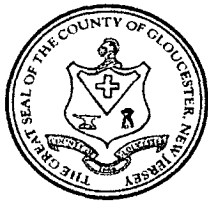
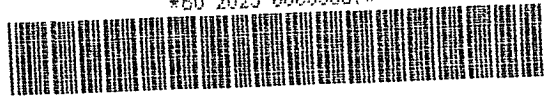


Gloucester County Recording Data Page
Honorable James N. Hogan
Gloucester County Clerk



Official Use Only – Barcode

60 2023 00005867



Docket: 00005867
Type: DEE Pages: 6
James N. Hogan, Gloucester County Clerk
Receipt #: 1094864 02:14:41P Mar 01, 2023
Recording Fee: 90.00 DB 6819 339

Official Use Only – Record & Return

Official Use Only – Realty Transfer Fee

Consideration:	1.00	Tax/Code: E
County:	.00	State: .00
NJAHTF:	.00	PHPFA: .00
EAA:	.00	
GenPur:	.00	
C) \$1M:	.00	REALTY TOTAL: .00

Date of Document:

2/13/2023

Type of Document:

Quitclaim Deed

First Party Name:

Joseph A. Mancini
Loretta A. Mancini

Second Party Name:

Joseph A. Mancini
Loretta A. Mancini
Renee N. Gavio
April L. Hall

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

399.03

Lot:

7

Municipality:

Deptford

Consideration:

\$ 1.00

Mailing Address of Grantee:

237 Pine Valley Lane , Sewell, NJ 08080

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR
ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY**

Original Book:

2078

Original Page:

138

GLOUCESTER COUNTY RECORDING DATA PAGE

Please do not detach this page from the original document as it
contains important recording information and is part of the permanent record.

Deed

This Deed is made on February 13, 2023

BETWEEN

LORETTA A. MANCINI and JOSEPH A. MANCINI, H/W

whose post office address is 237 Pine Valley Lane, Sewell, New Jersey 08080

referred to as the Grantor,

AND

RENEE N, GAVIO and APRIL L. HALL, Tenants in Common with a remaining Life Estate Interest to LORETTA A. MANCINI and JOSEPH A. MANCINI, H/W

whose post office address is 237 Pine Valley Lane, Sewell, New Jersey 08080

referred to as Grantee.

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

1. 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 \$1.00 (One Dollar)

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Deptford Township
Block No. 399.03 Lot No. 7 Qualifier No. Account No.
☐ No property tax identification number is available on the date of this Deed.

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

☒ Please see attached Legal Description annexed hereto and made a part hereof.

BEING the same land and premises which became vested in LORETTA A. MANCINI and JOSEPH A. MANCINI, H/W, by Deed from Paparone Corp., dated January 31, 1991 and recorded February 13, 1991 in the Gloucester County Clerk's Office at Deed Book 2078, page 138 &c.

NOTWITHSTANDING, the Grantor, LORETTA A. MANCINI and JOSEPH A. MANCINI, H/W, shall retain a life estate interest in the subject property.

Prepared by:



Douglas A. Baker, Esquire



State of New Jersey

GIT/REP-3
(9-2015)

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Loretta A. Mancini & Joseph A. Mancini, H/W

Current Street Address

237 Pine Valley Lane

City, Town, Post Office Box

Sewell

State

NJ

Zip Code

08080

PROPERTY INFORMATION

Block(s)

399.03

Lot(s)

7

Qualifier

Street Address

237 Pine Valley Lane

City, Town, Post Office Box

Sewell

State

NJ

Zip Code

08080

Seller's Percentage of Ownership

100%

Total Consideration

1.00

Owner's Share of Consideration

1.00

Closing Date

2/13/2023

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.

2/13/2023

Date

2/13/2023

Date

Signature

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

Signature

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

TITLE INSURANCE COMMITMENT

Chicago Title Insurance Company
Title Number: 71222

SCHEDULE A
NUMBER 4
(CONTINUED)

DESCRIPTION

LAND AND PREMISES situate in the Township of Deptford, County of Gloucester and State of New Jersey, being more particularly described as follows:

BEGINNING at a point in the Easterly line of Pine Valley Lane (50 feet wide); distant 499.63 feet Southeastwardly from the Southerly end of a curve, radius 20 feet, connecting the said line of Pine Valley Lane with the Southerly line of Tall Pines Drive East (56 feet wide); said beginning point also being in the division line between Lots 7 and 8 on the block and plan hereinafter mentioned and runs; thence

- (1) South 75 degrees 04 minutes 49 seconds East, along said division line, 164.00 feet to a point; thence
- (2) South 14 degrees 55 minutes 11 seconds West, 125.00 feet to the division line between Lots 6 and 7; thence
- (3) North 75 degrees 04 minutes 49 seconds West, along same, 164.00 feet to a point in the Easterly line of Pine Valley Lane; thence
- (4) North 14 degrees 55 minutes 11 seconds East, along same, 125.00 feet to the place of beginning.

BEING Lot 7 in Block 399.03 as shown on the final plan of "Tall Pines Estates", Section 2, filed June 20, 1989 in the Gloucester County Clerk's Office as Map No. 8-71.

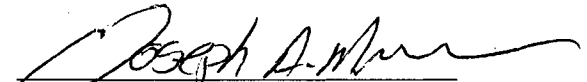
BEING Lot 7 Block 399.03 on the Tax Map of the Township of Deptford.

The street address of the property is 237 Pine Valley Lane

4. Type of Deed. This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

5. Signatures. The Grantor signs this deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by:


JOSEPH A. MANCINI
LORETTA A. MANCINI

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER SS:
I CERTIFY that on February 13, 2023,

Loretta A. Mancini and Joseph A. Mancini, H/W

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$1.00 as full and actual consideration paid or to be paid for the transfer of such title (Such consideration is described in N.J.S.A. 46:15-5)



DOUGLAS A. BAKER
ATTORNEY AT LAW
STATE OF NEW JERSEY

RECORD AND RETURN TO:
DOUGLAS A. BAKER, ESQUIRE
236 PINE VALLEY LANE
SEWELL, NEW JERSEY 08080

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

0802

} SS. County Municipal Code

MUNICIPALITY OF PROPERTY LOCATION Deptford

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

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

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

Deponent, Joseph A. & Loretta A. Mancini, being duly sworn according to law upon his/her oath,

(Name)

deposes and says that he/she is the Grantor in a deed dated 2/13/2023 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 399.03 Lot number 7 located at

237 Pine Valley Lane, Sewell

and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$1.00 (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.

(a) For consideration of less than \$100; (j) Between husband and wife/civil union partners, or parent and child;

(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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☒ 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) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- ☐ Intercompany transfer between combined group members as part of the unitary business
- ☐ Combined group NU ID number (Required)

(9) 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 17th day of February, 2023

Signature of Deponent
237 Pine Valley Lane
Sewell, NJ 08080

Joseph A. Mancini

Grantor Name
237 Pine Valley Lane
Sewell, NJ 08080

Deponent Address

Grantor Address at Time of Sale

XXX-XX-X 076

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

JENNIFER J. AUCH
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES APRIL 9, 2024

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:

<https://www.state.nj.us/treasury/taxation/lpt/localtax.shtml>