

DOCKET# 42420

Type: DEE
PAGES: 5

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 31477 11:09:07 A.M.

06/24/2005
DB 4004 1

GLOUCESTER COUNTY RECORDING DATA PAGE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

70.00p
1,169.00p

CONSIDERATION: \$230,000.00 EXEMPT CODE: 5

County	State	N.P.N.R.F.	
\$230.23	\$574.77	\$120.00	
P.H.P.F.A.	E.A.A.		Total
\$115.00	\$129.00		\$1,169.00
GEN PURP	C)1H		
\$.00	\$.00		
NJGLTARP	Date: 6/24/2005		

RECORD & RETURN TO:

Mc Collum Abst + Title Agency Inc
3034 Federal St.
Camden, NJ 08105

GLOUCESTER COUNTY RECORDING DATA PAGE
JAMES N. HOGAN, COUNTY CLERK

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)

HECTOR ALICEA

Current Resident Address:

1809 SOUTHSIDE AVENUE

Street:

City, Town, Post Office

DEPTFORD

State

NJ

Zip Code

08096**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

376

Lot(s)

6 & 7

Qualifier

Street Address:

836 May Avenue

City, Town, Post Office

Deptford

State

NJ

Zip Code

08096

Seller's Percentage of Ownership

100

Consideration

230,000.00

Closing Date

SELLER ASSURANCES (Check the Appropriate Box)

1. ☒ I am a resident taxpayer 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.

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.

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

DOCKET# 42420 DB 4004 P 2

Charge & Return To:
McCOLLUM ABSTRACT &
TITLE AGENCY INC.
3034 Federal Street
Camden, NJ 08105

DOCKET# 42420

DB 4004 P 3

Deed

This Deed is made on

June 9, 2005

Between

HECTOR ALICEA

whose post office address is 1809 SOUTHSIDE AVENUE, DEPTFORD, NJ 08096

referred to as the Grantor,

and

SARAH SALINAS

whose post office address is 836 MAY AVENUE, DEPTFORD, NJ 08096

referred to as the Grantee.

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

1. 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 **Two Hundred Thirty Thousand And 00/100 Dollars (\$230,000.00)**. The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15:1.1) Municipality of Township of Deptford
Block No. 376 Lot No. 6 & 7 Account No.

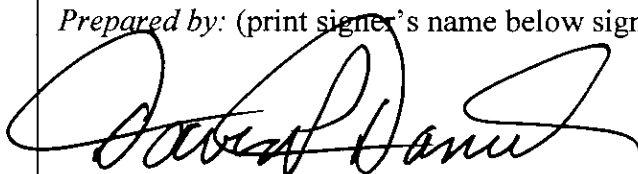
☐ No property tax identification number is available on the date of this Deed.
(Check box if applicable)

3. Property. The Property consists of the land and all the 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.
(check box if applicable)

CONSIDERATION: \$230,000.00 EXEMPT CODE: S

Prepared by: (print signer's name below signature)



DAVID PAUL DANIELS, ESQUIRE

County	State	Use Only	H.P.N.R.F.
\$230.23	\$574.77		\$120.00
P.H.P.F.A.	E.A.A.		Total
\$115.00	\$129.00		\$1,169.00
GEN PURP	C)\$1M		
\$1.00	\$1.00		
NJGLTARP	Date: 6/24/2005		

LEGAL DESCRIPTION

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

BEGINNING at a point where the Southerly line of May Avenue (40 feet wide) intersects with the Easterly line of Devine Avenue (30 feet wide); thence

- (1) North 53 degrees, 38 minutes East, a distance of 125.00 feet to a point; thence
- (2) South 36 degrees, 22 minutes East, a distance of 115.00 feet to a point; thence
- (3) South 53 degrees, 38 minutes West, a distance of 125.00 feet to a point; thence
- (4) North 36 degrees, 22 minutes West, a distance of 115.00 feet to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 6 & 7 in Block 376 on the Township of Deptford Tax Map.

BEING THE SAME PREMISES conveyed to HECTOR ALICEA by Deed from BRENDAN MILLS dated August 15, 2003, recorded August 25, 2003, in the Clerk's Office of the County of Gloucester, New Jersey, in Book 3643, Page 41.

The street address of the Property is: 836 May Avenue, Deptford, NJ 08096.

4. 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).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed by:

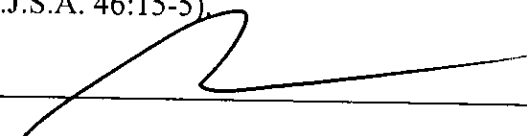


 {SEAL}
HECTOR ALICEA

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER

I CERTIFY that on June 9, 2005, HECTOR ALICEA 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 \$ 230,000.00 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. 46:15-5).



(Print name and title below signature)

STEVEN F. HERRON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 17, 2007

RECORD AND RETURN TO: