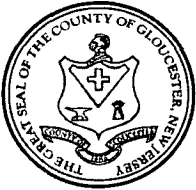


90

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



Official Use Only – Barcode

60 2017 00045019



Docket: 00045019
Type: DEE Pages: 6
James N. Hogan, Gloucester County Clerk
Receipt#: 700587 02:01:12P Nov 14, 2017
Recording Fee: 90.00 DB 5769 271

Official Use Only – Record & Return

Federation Title Agency, Inc
90 West Old Marlton Pike
Marlton, NJ 08053

Official Use Only – Realty Transfer Fee

Consideration: 133,000.00 Tax/Code: S
County: 133.00 State: 332.50
NJAHTF: .00 PHPFA: 66.50
EAA: .00
GenPur: .00
C)\$1M: .00 REALTY TOTAL: 532.00

Date of Document:
10/31/17

Type of Document:
Deed

First Party Name:
Dena Flamini

Second Party Name:
Kelly A Vendetti

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 61	Lot: 1 ~~Quail V1432~~ Q: C1432
Municipality: Mantua	
Consideration: \$133,000.00	
Mailing Address of Grantee: 1432 Tristram Circle, Mantua, NJ 08051	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

213400

IDB 5769 272
DOCKET# 00045019

Prepared by:

John A. Moustakas, Esquire
WADE LONG WOOD & LONG LLC
Attorney ID No. 02155-2002
1250 Chews Landing Road, Suite 1
Laurel Springs, NJ 08021

BARGAIN AND SALE DEED

THIS DEED is made on October 31, 2017,

BETWEEN DENA FLAMINI, whose address is 1432 Tristram Circle, Mantua,
New Jersey 08051 referred to as the Grantor,

AND KELLY A. VENDETTI, whose address is 1432 Tristram Circle, Mantua
~~3 Whitehall Court, Sewell, New Jersey 08080~~ NJ 08051
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 (transfers ownership of) the
property (called the "Property") described below to the Grantee. This transfer is made for the
sum of **ONE HUNDRED THIRTY-THREE THOUSAND DOLLARS and 00/100**
(\$133,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) **Township of Mantua, Block No. 61, Lot**
No. 1, Qualifier C1432.

[] No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. All that certain tract or parcel of land, situated, lying and being in the
Township of Mantua, County of Gloucester, State of New Jersey, more particularly described as:
(See Attached Legal Description)

COMMONLY known as 1432 Tristram Circle, Mantua, New Jersey 08051.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Dena Flamini

Current Street Address

~~1432 Tristram Circle~~ 726 Tomlin Station Rd Millica Hill NJ 08062

City, Town, Post Office Box

Mantua

State

NJ

Zip Code

08051

PROPERTY INFORMATION

Block(s)

61

Lot(s)

1

Qualifier

C1432

Street Address

1432 Tristram Circle

City, Town, Post Office Box

Mantua

State

NJ

Zip Code

08051

Seller's Percentage of Ownership

100%

Total Consideration

\$133,000.00

Owner's Share of Consideration

\$133,000.00

Closing Date

10-31-17

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.

Date

31 OCT 2017

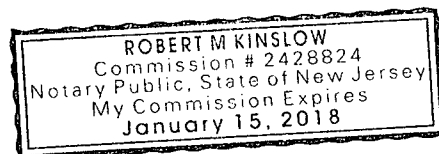
Signature

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

Date

Signature

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



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Commitment Number: FTA 213400

SCHEDULE C

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Mantua, in the County of Gloucester, State of NJ, more particularly described as follows:

Being Unit #1432 as shown in the appropriate exhibits of the Master Deed creating and establishing The Village of Berkley Condominium, a condominium, as provided by the Condominium Act of the State of New Jersey given by D.N.D. Development Group, Inc. under date of 11/10/88 and recorded 11/21/88 in Deed Book 1806, Page 71, et seq., together with the subsequent amendments thereto, and also the undivided .00120% of the common interest in the common elements as would more fully appear in the aforesaid MASTER DEED.

NOTE FOR INFORMATIONAL PURPOSES ONLY: 1432 Tristram Cir, Lot 1, QUAL C1432, Block 61, in the Township of Mantua, County of Gloucester, in the State of NJ.

DB 5769 275
DOCKET# 00045019

DB 5769 276
DOCKET# 00045019

DEED

DENA FLAMINI,

Grantor

TO

KELLY A. VENDETTI,

Grantee

Dated: October 31, 2017

Record and return to:

Record & Return to:
Federation Title Agency, Inc
90 West Old Marlton Pike
Marlton, NJ 08053