



E-recorded

DOCKET#:20826 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 827568 09:17:05 AM

06/11/2019
DB 6101 91

Fee:\$ 70.00

CONSIDERATION:\$ 45,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	45.00	STATE :	112.50
NJAHTF :	0.00	EAA :	0.00
PHPFA :	22.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 180.00

GRANTEE ADDRESS: 22 BOWERS AVENUE

RUNNEMEDE
NJ -08078

DOCUMENT DATE: 06/10/2019

MUNICIPALITY: PITMAN BLOCK: 25 LOT: 21

PARTIES:

FIRST PARTY-THEODORE V OCHIPINTI
SECOND PARTY-THE LANCIONI GROUP LLC

RECORD & RETURN TO:
SIMPLIFILE

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

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

7625557-01
Prepared by:

Michael S. Ridgway Esquire
Preparer signature no longer required per NJSA 46:26A-3

Deed

This Deed is made on 6/10/19

BETWEEN

Theodore V. Ochipinti

whose post office address is 7561 Black Horse Pike, Hammonton, NJ 08037

referred to as the **Grantor**,

AND

The Lacioni Group, LLC

whose post office address is 22 Bowers Avenue, Runnemede, NJ 08078

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.

Consideration. This transfer of ownership is made for the sum and consideration of FORTY FIVE THOUSAND AND 00/100 DOLLARS (\$45,000.00)
The Grantor acknowledges receipt of this money.

Tax Map Reference. The property is located in the Municipality of Pitman Borough

Block No. 25 Lot No. 21 Account No.

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

Property. The Property consists of the land and all the buildings and structures on the land in Pitman Borough, Gloucester County, State of New Jersey. The legal description is:

(X) Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

Block 25, Lot 21, Pitman Borough, in Gloucester County, NJ
213 East Avenue
Pitman, NJ 08071

BEING known as Lot 21, Block 25 as shown on the Pitman Borough tax map.

Commonly known as: 213 East Avenue



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Theodore V. Ochipinti

Current Street Address

7561 Black Horse Pike

City, Town, Post Office Box

Hammonton

State

NJ

Zip Code

08037

PROPERTY INFORMATION

Block(s)

25

Lot(s)

21

Qualifier

Street Address

213 East Avenue

City, Town, Post Office Box

Pitman Borough

State

NJ

Zip Code

08071

Seller's Percentage of Ownership

100%

Total Consideration

\$45,000.00

Owner's Share of Consideration

\$45,000.00

Closing Date

6/10/2019

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
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

6/10/19

Signature

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

Date

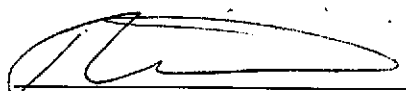
Signature

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

BEING the same land and premises which became vested in Theodore V. Ochipinti, by deed from Josephine G. DiGirolamo, dated 1/20/2010, recorded 1/25/2010, in the Gloucester County Clerk/Register's Office in Deed Book 4737, Page 322.

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).

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


Theodore V. Ochipinti

Witnessed by: _____ (Seal)

STATE OF NEW JERSEY, COUNTY OF Gloucester SS.:

I CERTIFY that on 6/10, 2019

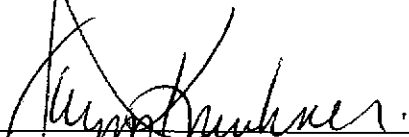
Theodore V. Ochipinti

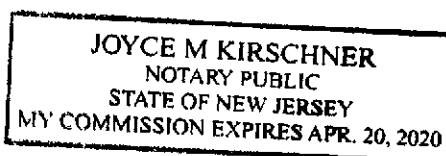
personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of this Deed;

(b) executed this Deed as his or her own act; and,

(c) made this Deed for \$45,000.00 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.)


Notary Public



RECORD AND RETURN TO:

EXHIBIT "A"

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Pitman Borough, Gloucester County, and State of New Jersey being more particularly described as follows:

BEGINNING at a point in the East line of East Avenue South, distant one hundred and twenty-eight feet Northwardly from the Northeast corner of Laurel Avenue and East Avenue South, and extending thence

(1) Eastwardly and parallel with Laurel Avenue seventy-three and two hundredths feet, more or less, to the West line of a certain Driveway; thence

(2) Northwardly, along the west line of said Driveway, thirty feet to a point; thence

(3) Westwardly and parallel with the first course, seventy-two and eighty-two hundredths feet, more or less, to a point in the East line of East Avenue South; thence

(4) Southwardly, along the East line of East Avenue South, thirty feet to the place of BEGINNING.

BEING Lot No. 16, East Avenue, South on a Plan of Lots of The New Jersey Conference Camp Meeting Association made by Remington and Vosbury, January 25, 1918.

FOR INFORMATIONAL PURPOSES ONLY:

BEING premises No. 213 East Avenue.

BEING Block: 25, Lot: 21