

DOCKET# 93327

Type: DEE
PAGES: 5

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 69973 03:01:56 P.M.

12/27/2005
DB 4133 295

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.

①

CONSIDERATION: \$425,000.00 EXEMPT CODE: S

County	State	N.P.N.R.F.	
\$425.43	\$1,062.07	\$412.50	
P.H.P.F.A.	E.A.A.		Total
\$212.50	\$577.50		\$3,455.00
GEN PURP	C)\$1M		
\$765.00	\$.00		
NJGLANDE	Date: 12/27/2005		

RECORD & RETURN TO:

Weichert Title

1909 Rte 70E

Cherry Hill NJ 08003

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

70.42P
3,455.00
RTF



DOCKET# 93327 DB 4133 P 296

GIT/REP-3
(5-05)State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)

Carmen M. Digironimo and Tracy L. Burnley, husband and wife

Current Resident Address:

Street: 510 Union Mill Road

City, Town, Post Office

Mt. Laurel

State

NJ

Zip Code

08054

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

251.07

4

Street Address:

105 Rabbit Run Road

City, Town, Post Office

State

Zip Code

Sewell

NJ

08080

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$425,000.00

12/16/2005

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.
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.

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.

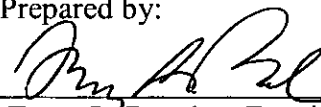
12/16/05
Date12/16/05
DateTracy L. Burnley
Signature

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

Carmen M. Digironimo
Signature

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

Prepared by:


 Tracy L. Burnley, Esquire
DEED

This Deed is made on December 16, 2005

BETWEEN Carmen M. DiGironimo and Tracy L. Burnley, husband and wife, whose address is 105 Rabbit Run Road, Sewell, New Jersey 08080 referred to as the Grantor,

AND Ranjit Singh and Parminder Kaur, husband and wife, whose address is about to be 105 Rabbit Run Road, Sewell, New Jersey 08080, 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) all of their right, title and interest in the property (called the "Property") described below to the Grantee. This transfer is made for the sum of Four Hundred Twenty-Five Thousand Dollars (\$425,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Mantua; Block No. 251.07; Lot 4.

Property. The Property consists of the land and all the buildings and structures on the land in the Township of Mantua, County of Gloucester and State of New Jersey. The legal description is attached hereto and made a part hereof.

BEING the same lands and premises conveyed to Carmen M. DiGironimo and Tracy L. Burnley, H/W, by Deed from B. Franklin Brooks, Jr., by his court ordered attorney-in-fact Mary E. Karwacki, William C. Esterlund and Mary E. Karwacki, dated May 4, 2000 and recorded in the Gloucester County Clerk's Office on May 11, 2000 in Deed Book 3112, page 326.

The street address of the Property is: 105 Rabbit Run Road, Sewell, New Jersey, 08080.

UNDER AND SUBJECT, nevertheless, to obvious easements and all easements, covenants, conditions, rights of way and restrictions of record.

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(s)).

CONSIDERATION: \$425,000.00 EXEMPT CODE: S

County	State	N.P.N.R.F.	
\$425.43	\$1,062.97	\$412.50	
P.H.P.F.A.	E.A.A.		Total
\$212.50	\$577.50		\$3,455.00
GEN PURP	C>\$1M		
\$765.00	\$.00		
NJGLANDE	Date: 12/27/2005		

**Fidelity National Title**

INSURANCE COMPANY OF NEW YORK

**SCHEDULE C
(Legal Description)**

Commitment No.: 00-65097211

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, County of Gloucester, State of New Jersey:

BEGINNING at a point in the Southeasterly line of Rabbit Run Road (50 feet wide); distant 303.85 feet Northwestwardly and Southwestwardly from the Northwesterly end of a curve, radius 20.00 feet, connecting the said line of Rabbit Run Road with the Northwesterly line of White Tail Court (50 feet wide); said beginning point also being in the division line between Lots 4 and 5, Block 251.07 on the plan hereinafter mentioned and runs; thence

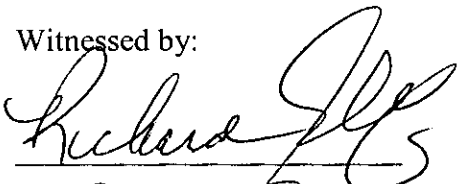
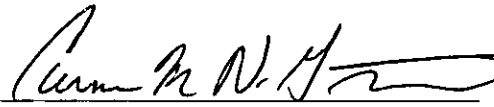
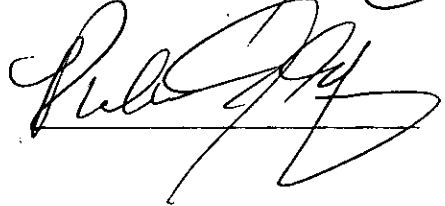
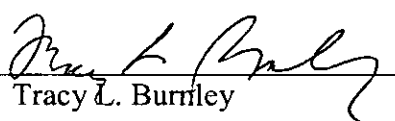
1. South 21 degrees 07 minutes 05 seconds East, along said division line 130.00 feet to a point; thence
2. South 75 degrees 57 minutes 56 seconds West, 100.77 feet to the division line between Lots 3 and 4, said Block and Plan; thence
3. North 21 degrees 07 minutes 05 seconds West, along same, 110.00 feet to a point of curve in the Southeasterly line of Rabbit Run Road; thence
4. Northeastwardly, along same, along the arc of a curve to the left, radius 180.00 feet, an arc distance of 14.68 feet to a point of tangency; thence
5. North 64 degrees 12 minutes 33 seconds East, still along same, 85.62 feet to the place of BEGINNING.

BEING Lot 4, in Block 251.07 as shown on the plan of "Country Meadows, Section 6, filed March 12, 1993 in the Gloucester County Clerk's Office as Map No. B-385.

BEING Lot 4, Block 251.07, Tax Map.

Signatures. The Grantors sign this Deed as of the date at the top of the first page.

Witnessed by:


 (Seal)
 Carmen M. DiGironimo

 (Seal)
 Tracy L. Burnley

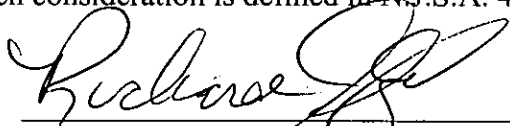
STATE OF NEW JERSEY

ss.:

COUNTY OF GLOUCESTER

I CERTIFY that on December ____, 2005, Carmen M. DiGironimo and Tracy L. Burnley personally came before me and stated to my satisfaction that this person:

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as their act and deed; and
- (c) made this Deed for \$425,000 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.)


 RICHARD E. STEFAN
 Notary Public of New Jersey
 My Commission Expires April 1, 2008

DEED

Dated:

**CARMEN M. DiGIRONIMO and
TRACY L. BURNLEY, H/W,**

Grantors,

to

**RANJIT SINGH and
PARMINDER KAUR, H/W,**

Grantees.

Record and Return to: