



E-recorded

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PAGES:6

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1089024 08:50:48 AM

01/27/2023
DB 6806 75

Fee:\$ 80.00

CONSIDERATION:\$ 225,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	225.00	STATE :	562.50
NJAHTF :	112.50	EAA :	117.50
PHPFA :	112.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 1,130.00

GRANTEE ADDRESS: 725 NORTH MAIN STREET

GLASSBORO
NJ -08028

DOCUMENT DATE: 01/17/2023

MUNICIPALITY: MANTUA BLOCK: 80 LOT: 2.01

PARTIES:

FIRST PARTY-MARIE R CAMILLI
ADDITIONAL PARTY-JOSEPH A CAMILLI
SECOND PARTY-85 HICKORY 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

PREPARED BY: DAVID A. WOLLMAN, ESQ.

Preparer signature no longer required by NJSA 46:26A-3

DEED

THIS DEED is made on the 17th day of January, 2023 between

Delivered January 25, 2023

**ESTATE OF MARIE R. CAMILLI, By JOSEPH A. CAMILLI,
Executor**

442 Coral Harbor Drive
Mantua, New Jersey 08051

Grantor(s)

AND

85 HICKORY LLC,

725 North Main Street
Glassboro, New Jersey 08028

Grantee(s)

In return for the payment to the Grantor(s) by the Grantee(s) of **TWO HUNDRED TWENTY FIVE THOUSAND DOLLARS (\$225,000.00)**, the Grantor(s) grant and convey to Grantee(s) all of the land and premises located in the Township of Mantua, County of Gloucester and State of New Jersey and being further described as follows:

BEING known as 85 Hickory Avenue, Mantua Township, Gloucester County, State of New Jersey.

BEING known as Block 80, Lot 2.01 as shown on the Official Tax Map of the Township of Mantua.

The mailing address of the premises is 85 Hickory Avenue, Mantua, New Jersey 08051.

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Estate of Marie R. Camilli, By Joseph A. Camilli, Executor

Current Street Address

442 Canal Harbor Dr.

City, Town, Post Office

Mantua

State

NJ

ZIP Code

08051

Property Information

Block(s)

80

Lot(s)

2.01

Qualifier

Street Address

85 Hickory Avenue

City, Town, Post Office

Mantua

State

NJ

ZIP Code

08051

Seller's Percentage of Ownership

100%

Total Consideration

\$225,000.00

Owner's Share of Consideration

\$225,000.00

Closing Date

1/25/2023

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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.

1/17/23

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

BEGINNING at a point in the Northwestern line of Hickory Avenue (Formerly known as Cressmont Avenue) (50.00 feet wide), said beginning point being South 62 degrees 53 minutes East, 120.00 feet measured along said Northeasterly line from the intersection of same with the Southeasterly line of Ferndale Avenue (40.00 feet wide) and extending from aforesaid beginning point; thence

- (1) Along the Northeasterly line of Hickory Avenue (f/k/a Cressmont Avenue), South 62 degrees 53 minutes East, 120.00 feet to an iron pipe corner in the Northeasterly line of Springfield Avenue (of variable width) now vacated; thence
- (2) Along said Northeasterly line North 27 degrees 07 minutes West 104.00 feet more or less to a point in the high water line of Mantua Creek having passed over an iron pipe set 96.66 feet from the beginning of this course; thence
- (3) Along high water line in a Northwestern direction, 75.00 feet more or less; thence
- (4) Crossing lands of Louis J. Camilli, Jr., South 51 degrees 46 minutes 30 seconds West, 60.00 feet more or less; thence
- (5) Still crossing said lands, North 62 degrees 53 minutes West, 26.00 feet; thence
- (6) Still crossing same, North 27 degrees 07 minutes West, 78.00 feet to the point and place of BEGINNING.

BEING known as 85 Hickory Avenue, Mantua Township, Gloucester County, State of New Jersey.

BEING known as Block 80, Lot 2.01 as shown on the Official Tax Map of the Township of Mantua.

The mailing address of the premises is 85 Hickory Avenue, Mantua, New Jersey 08051.

Being the same land and premises which became vested in **MARIE R. CAMILLI**, by Deed from **LOUIS J. CAMILLI, SR.**, dated May 7, 2001, recorded May 8, 2001, in the Gloucester County Clerk's/Register's Office in Deed Book 3255, Page 60.

MARIE R. CAMILLI departed this life on April 13, 2022, leaving a Last Will and Testament dated July 25, 2012, and Probated in Gloucester County Surrogates Court on May 5, 2022, wherein **JOSEPH A. CAMILLI** was appointed Executor.

Being the same land and premises which became vested in **LOUIS J. CAMILLI, SR. and MARIE R. CAMILLI**, by Deed from **LOUIS J. CAMILLI, JR., JOSEPH CAMILLI and LOUIS J. CAMILLI, SR.**, dated July 18, 1995, recorded July 25, 1995, in the Gloucester County Clerk's/Register's Office in Deed Book 2557, Page 62.

Being the same land and premises which became vested in **LOUIS J. CAMILLI, SR. and MARIE R. CAMILLI**, by Deed from **LOUIS J. CAMILLI, SR., and JOSEPH CAMILLI**, dated June 28, 1993, recorded July 2, 1993, in the Gloucester County Clerk's/Register's Office in Deed Book 2320, Page 316.

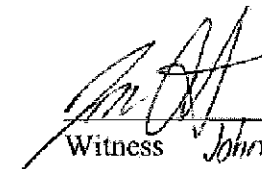
Being the same land and premises which became vested in **LOUIS J. CAMILLI, JR., JOSEPH CAMILLI and LOUIS J. CAMILLI, SR.**, by Deed from **SAMUEL R. PIERCE, JR., Secretary of Housing and Urban Development of Washington, D.C., Act by and through the Federal Housing Commissioner**, dated January 10, 1986, recorded January 21, 1986, in the Gloucester County Clerk's/Register's Office in Deed Book 1536, Page 13.

The Grantor(s) have received full payment from the Grantee(s).

Promises by Grantor(s). The Grantor(s) promise that Grantor(s) have 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(s) have 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)).

The Grantor(s) sign this Deed on the first date above. If the Grantor is a corporation, this deed is signed by its corporate officers and its corporate seal is affixed.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF OR ATTESTED BY:


Witness Johnathon Coatsworth

Estate of Marie R. Camilli
by Joseph A. Camilli, Executor
ESTATE OF MARIE R. CAMILLI, By
JOSEPH A. CAMILLI, Executor

CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

STATE/Commonwealth of South Carolina :

SS:

COUNTY OF Horry :

I am a Notary, an officer authorized to take acknowledgments and proofs in this State/Commonwealth.

On January 17, 2023, **ESTATE OF MARIE R. CAMILLI, By JOSEPH A. CAMILLI, Executor**, appeared before me in person. *(If more than one person appears, the words "this person" shall include the names of all who appeared before me and made this acknowledgment).* I am satisfied that this person is the person named in and who signed this Deed. This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the purposes and uses expressed in this Deed.

This person acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, C.49, 1(c), is \$225,000.00


Notary Public

