

DOCKET# 71114

Type: DEE
PAGES: 5

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 52103

10:15:59 A.M.

10/15/2004
DB 3856

249

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.-p

CONSIDERATION: \$148,900.00 EXEMPT CODE: S

County	State	N.P.N.R.F.	
\$149.15	\$372.35	\$.00	
P.H.P.F.A.	E.A.A.		Total
\$74.50	\$.00		\$596.00
GEN PURP	C)\$1M		
\$.00	\$.00		
NJGLMOYE	Date: 10/15/2004		

596.-p

RECORD & RETURN TO:

Continental Title Abstr.
36 Euclid St.
Nobly NJ 08096

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



State of New Jersey

GIT/REP-3
(7-04)

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) FRANCESCO G MARICurrent Resident Address: MULLICA HILLStreet: 26 HIGH ST.

City, Town, Post Office

NEW JERSEY

State

08062

Zip Code

MULLICA HILL

Home Phone

(856) 223-9733

Business Phone

(856) 489-0732

PROPERTY INFORMATION (Brief Property Description)

Block(s)

109

Lot(s)

5.01 6

Qualifier

Street Address:

210 SWARTHMORE

City, Town, Post Office

N.J.

State

08028

Zip Code

Seller's Percentage of Ownership

TOTAL/100%

\$148,900.00

Consideration

10-13-04

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.

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.

10-13-04

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

Deed

This Deed is made on October 13, 2004
BETWEEN

Francesco Mario

whose post office address is

26 High Street, Mullica Hill, New Jersey 08062

referred to as the Grantor,

AND

Larry C. Lui and Isabella B. Lui, Husband and Wife

whose post office address is about to be

210 Swarthmore Avenue, Glassboro, New Jersey 08028

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 One Hundred Forty Eight Thousand Nine Hundred Dollars and no cents (\$148,900.00)
 The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Glassboro
 Block No. 109 Lot No. 5.01 & 6 Qualifier No. Account No.

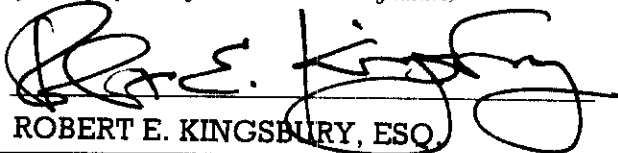
☐ No lot and block or account number is available on the date of this Deed. (Check Box if Applicable.)

3. Property. The Property consists of the land and all the buildings and structures on the land in
 the Borough of Glassboro
 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.)

Subject to any easements or restrictions of record.

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


 ROBERT E. KINGSBURY, ESQ.

(For Recorder's Use Only)

CONSIDERATION: \$148,900.00 EXEMPT CODE: S

County	State	N.P.N.R.F.	Total
\$149.15	\$372.35	\$.00	
P.H.P.F.A.	E.A.A.		
\$74.50	\$.00		\$596.00
GEN PURP	C)\$1M		
\$.00	\$.00		
NJGLMOYE	Date: 10/15/2004		

No. CTA-8509
 Continental Title

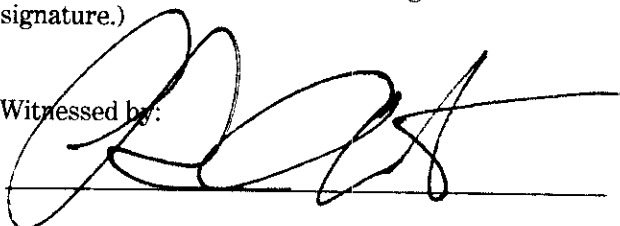
TITLE OF RECORD TO SUBJECT PROPERTY BECAME VESTED IN Francesco Mario by deed from Lee B. Chandler, Jr. and Jessica S. Chandler, his wife, dated December 1, 2003 and recorded December 4, 2003 in the Gloucester County Clerks Office in Deed Book 3696, Page 146.

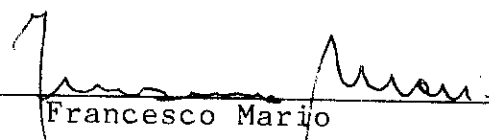
The street address of the Property is: 210 Swarthmore Road, Glassboro, New Jersey

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)
 Francesco Mario (Seal)

STATE OF NEW JERSEY, COUNTY OF GLoucester
 I CERTIFY that on OCTOBER 13, 2004
 Francesco Mario

SS:

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; and,
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$ 148,900.00

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.)

RECORD AND RETURN TO:

RECORD AND RETURN TO:
 CONTINENTAL TITLE ABSTRACT CO.
 P.O. BOX 834
 36 EUCLID STREET
 WOODBRIDGE, NEW JERSEY 08096

8509



Print name and title below signature

LEE R. ALBERTSON
 Notary Public of New Jersey
 My Commission Expires June 3, 2007

Schedule "A"

ALL THE FOLLOWING TRACT OR PARCEL of land and premises situate in Borough of Glassboro, County of Gloucester and State Of New Jersey, bounded and described as follows:

TRACT NO. 1

BEGINNING at a point in the Southerly line of Swarthmore Road (50.00 feet wide) corner to Lot 6 on plan hereinafter mentioned, said beginning point being South 61 degrees 26 minutes East 350.00 feet from the Westerly line of Yale road; thence

- (1) along the Southerly line of Swarthmore road South 61 degrees 26 minutes East 25.00 feet to a concrete monument; thence
- (2) South 28 degrees 34 minutes West 155.00 feet to a concrete monument in line of Lot 20; thence
- (3) Along Lot 20, North 61 degrees 26 minutes West 25.00 feet to a corner of Lot 6, thence
- (4) Along Lot 6 (being other lands of Donald A. Winans) North 28 degrees 34 minutes East 155.00 feet to the point of beginning.

BEING the westerly one-half of Lot 5, Block 15, Section B, Chestnut Ridge Estates.

TRACT NO. 2

BEGINNING at a point on the Southwest side of Swarthmore Road, at the distance of three hundred feet Southeast from the Southeast side of Yale Road, and extending thence Southeastward, along the Southwest side of Swarthmore road, fifty feet on front or width, and thence Southwestward of that width of frontage, between parallel lines at right angles to said Swarthmore Road, one hundred and fifty-five feet in length or depth area and measurements, more or less.

BEING Plot 6, in Block No. 15 in Section B, on a certain plan of plots called "Plan of Section B, Chestnut Ridge Estates", surveyed for Pennsylvania Realty Securities Company by Milton R. Yerkes, Civil Engineers, July 29, 1910, and filed August 18, 1910 in the Office of the Clerk of the County of Gloucester aforesaid, on map Slide No. 13, and premises now known and designated as No. 210 Swarthmore Road, Glassboro, New Jersey.

In compliance with Chapter 157, Laws of 1977, the within premises are Block 109, lot 5.01 & 6 on the Tax Map of the Borough of Glassboro