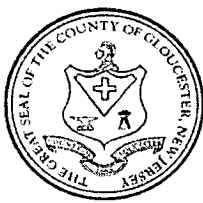


30

213-114601

Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2019 00008365*  Docket: 00008365 Type: DEE Pages: 5 James N. Hogan, Gloucester County Clerk Receipt #: 806906 01:08:33P Mar 08, 2019 Recording Fee: 80.00 08 6047 331
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 157,000.00 Tax/Code: S County: 157.00 State: 392.50 NJAHF: 10.50 PHPFA: 78.50 EAA: 8.40 GenFur: .00 C) \$1M: .00 REALTY TOTAL: 646.90
Date of Document: ON THE <u>25th</u> DAY OF <u>February</u> , <u>2019</u>	Type of Document: DEED
First Party Name: Carol Hershey of Guardian Services of Pennsylvania, Guardian for Ann Santangelo, a/k/a Rosato-Daniels Ann V.	Second Party Name: Brian Eachus Jr.
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 348	Lot: 1
Municipality: <u>BOROUGH of GLASSBORO</u>	
Consideration: \$157,000.00	
Mailing Address of Grantee: 559 Florence Ave, <u>PITMAN, NJ 08071</u>	

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

2/3-1/460/

Prepared By:
Ralph Paul Busco
Ralph Paul Busco, Esq.
2904 W, Brigantine Ave.
Brigantine, NJ 08203

DEED

This Deed is made on FEBRUARY 25, 2019 between:
- DELIVERED ON FEBRUARY 28, 2019

Carol Hershey of Guardian Services of Pennsylvania, Guardian for Ann Santangelo fka Ana V. Rosato-Daniels, whose address is 10 Creek Road, Malvern, PA 19355, referred to as the "Grantor".

AND

Brian Eachus, Jr., whose address is 559 Florence Avenue, Pitman, NJ 08071, referred to as the "Grantee".

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described herein to the Grantee. This transfer is made for the sum of **One Hundred and Fifty-Seven (\$157,000.00) Thousand Dollars.**

Tax Map Reference. (N.J.S.A. 46:15-2.1) Borough of **Glassboro**, County of **Gloucester**, State of **New Jersey**, **Block: 348, Lot: 1** (For informational purposes only).

Property. The property consists of the land and all of the buildings and structures on the land in the Borough of Glassboro, County of Gloucester, and the State of New Jersey as described in the attached legal description prepared by the Grantee's title company. Subject to all easements and restrictions of record.

Ann Santangelo a/k/a Ann Daniels and the Estate of Frank Daniels by the following:

Frank Daniels and Ann Santangelo by deed from Plan Run Developers, Partnership, LP, dated March 4, 1992, recorded March 12, 1992 in the Gloucester Clerk's/Register's Office in Deed Book 2718, Page 232.

Frank Daniels and Ann Santangelo by deed from Frank Daniels and Ann Daniels f/k/a Ann Santangelo, husband and wife, dated January 16, 2003, recorded March 3, 2003 in the Gloucester Clerk's/Register's Office in Deed Book 3556, Page 249. Frank Daniels died on January 4, 2010 whereupon title became vested in Ann Daniels by right of survivorship.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

DB 6047
 DOCKET# 00008365

333
 GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
 Carol Hershey of Guardian Services of P^a, Guardian *annsylvania* Ann Santangelo, a/k/a Ann Rosato-Daniels, *v*

Current Resident Address:
 Street: 10 Creek Road

City, Town, Post Office State Zip Code
 Malvern PA 19355

PROPERTY INFORMATION

Block(s)	Lot(s)	Qualifier
348	1	

Street Address:
 608 Quincy Court

City, Town, Post Office State Zip Code
 Glassboro Borough New Jersey 08028

Seller's Percentage of Consideration Owner's Share of Consideration Closing Date
 100% \$157,000.00 \$157,000.00 February 28, 2019

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Non-Residents)

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 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. By checking this box ☐ I certify that the 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.

2-28-19
 Date

Carol J. Hershey, Guardian
 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

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

American Land Title Association

Commitment for Title Insurance
Adopted 08-01-2016
Technical Corrections 04-02-2018

LEGAL DESCRIPTION

All that certain tract or parcel of land, situated, lying and being in Glassboro Borough, County of Gloucester, and State of New Jersey, more particularly described as follows:

BEGINNING AT THE NORTHERLY END OF A 25 FOOT RADIUS CURVE, CONNECTING THE NORTHEASTERLY CURVE LINE OF HAMPTON BOULEVARD (60 FOOT WIDE) WITH THE NORTHWESTERLY CURVE LINE OF QUINCY COURT (50 FOOT WIDE); THENCE

(1) NORTHWESTWARDLY ALONG THE CURVE NORTHEASTERLY LINE OF HAMPTON BOULEVARD (60 FEET WIDE) CURVING TO THE LEFT WITH A RADIUS OF 666.87 FEET, AN ARC DISTANCE OF 86.37 FEET TO A POINT IN DIVISION LINE, LOTS 1 AND 2 AS SHOWN ON PLAN HEREINAFTER MENTIONED; THENCE

(2) NORTH 63 DEGREES 12 MINUTES 27 SECONDS EAST ALONG SAID DIVISION LINE, 127.48 FEET TO THE POINT IN THE SOUTHERLY CURVE LINE OF QUINCY COURT; THENCE

(3) SOUTHEASTWARDLY ALONG THE CURVED SOUTHWESTERLY LINE OF QUINCY COURT, CURVING TO THE LEFT WITH A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 33.83 FEET TO A POINT OF REVERSE CURVING; THENCE

(4) SOUTHWESTWARDLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 32.95 FEET TO A POINT OF TANGENCY; THENCE

(5) SOUTH 22 DEGREES 53 MINUTES 00 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF QUINCY COURT (50 FEET WIDE), 30.00 FEET TO A POINT OF CURVE; THENCE

(6) SOUTHWESTWARDLY ALONG THE CURVED NORTHWESTERLY LINE OF QUINCY COURT, CURVING TO THE RIGHT WITH A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 79.17 FEET TO A POINT OF COMPOUND CURVE; THENCE

(7) NORTHWESTWARDLY ALONG THE CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AN ARC DISTANCE OF 39.90 FEET TO A POINT OF REVERSE CURVE AND POINT AND PLACE OF BEGINNING.

KNOWN AS LOT 1, BLOCK 348 AS SHOWN ON MAP "PLAN OF PLANK RUN PHASE II AT 6-10-88, FILED 11-23-88, MAP #8-1 IN GLOUCESTER COUNTY".

NOTE FOR INFORMATION:

BEING known as 608 Quincy Court, Glassboro Borough, Gloucester County, State of New Jersey, Block 348, Lot 1 on the tax map of Glassboro Borough.

NOTE FOR INFORMATION: The mailing address of the premises is 608 Quincy Court, Glassboro, NJ 08028.

Commonly known as 608 Quincy Court, Glassboro, NJ 08028.

Promises by Grantor. The Grantor promises that the Grantor has done no act which would encumber the property after this conveyance. 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) which will remain unsatisfied and affect the property after this conveyance.

Signature. Grantor signs this Deed to be effective as of the date at the top of the first page.

Carol Hershey, Guardian
Carol Hershey of Guardian Services of
Pennsylvania, Guardian of Ann
Santangelo fka Ana V. Rosato-Daniels,
Grantor

Witnessed by:

Ther A Carey

STATE OF Pennsylvania : SS
COUNTY OF Delaware :

I certify that on February 25, 2019, Carol Hershey of Guardian Services of Pennsylvania, Guardian of **Ann Santangelo f/k/a Ana V. Rosato - Daniels**, personally came before me and acknowledged under oath, to my satisfaction, that:

(a) She is named in and personally signed this Deed as Guardian for Ann Santangelo fka Ana V. Rosato-Daniels; and

(b) She signed, sealed and delivered this Deed as her act and deed for Ann Santangelo fka Ana V. Rosato-Daniels; and

(c) She made this Deed for **One Hundred and Fifty-Seven (\$157,000.00) Thousand Dollars** 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).

Kathleen Hickey Elliott
(Notary Public)

