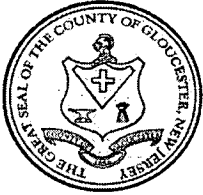


213-35606

Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk		Official Use Only – Barcode *60 2018 00024342* 	
		Docket: 00024342 Type: DEE Pages: 5 James N. Hogan, Gloucester County Clerk Receipt #: 759085 01:41:42P Jul 03, 2018 Recording Fee: 80.00 DB 5900 35	
Official Use Only – Record & Return		Official Use Only – Realty Transfer Fee Consideration: 178,500.00 Tax/Code: S County: 178.50 State: 446.25 NJAHF: 42.75 PHPFA: 89.25 EAA: 34.20 GenPur: .00 C) \$1M: .00 REALTY TOTAL: 790.95	
Date of Document: June 22, 2018		Type of Document: DEED	
First Party Name: Adam J. Cerquoni and Helena S. Rafael-Cerquoni, husband and wife		Second Party Name: Brian E. Eachus Jr.	
Additional Parties:			

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 85	Lot: 5.01
Municipality: Glassboro	
Consideration: \$178,500.00	
Mailing Address of Grantee: ~~209 Laurel Avenue, Glassboro, NJ 08028-2214~~ 559 Florence Ave, Pitman, NJ 08071	

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

DEED

This Deed is made on
BETWEEN

June 22, 2018

ADAM J. CERQUONI and HELENA S. RAFAEL-CERQUONI, H/W

whose post office address is 1407 Endigo Avenue Williamstown NJ 08094

referred to as the Grantor,

AND

BRIAN E. EACHUS, JR.

whose post office address is 559 Florence Avenue Pitman NJ 08071

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" described below to the Grantee. This transfer is made for the sum of One Hundred Seventy-Eight Thousand Five Hundred (\$178,500.00) Dollars.

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Glassboro
Block No. 85 Lot No. 5.01

_____ No property tax identification number is available on the date of this Deed.
(check if applicable)

3. 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 State of New Jersey. The legal description is:

 x Please see attached Legal Description annexed hereto and made a part hereof.
(check if applicable)

BEING the same lands and premises which became vested in Adam J. Cerquoni and Helena S. Rafael- Cerquoni, husband and wife, by Deed from Gino D'Anna, dated June 18, 2009, recorded July 8, 2009 in the Gloucester County Clerk/Register's Office in Deed Book 4670, Page 138.

SUBJECT to all easements and restrictions of record if any.

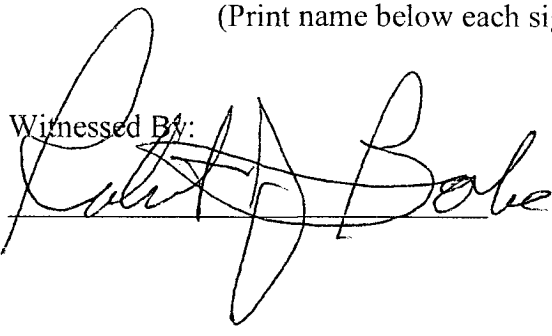
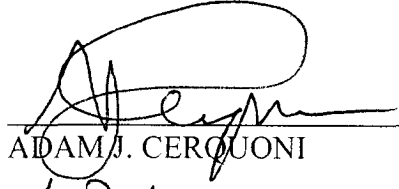
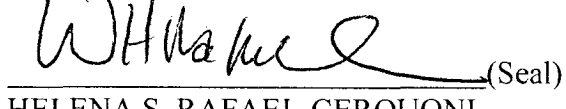
Prepared By:
ROBERT J. BORBE, ESQUIRE

RECORDED
GLoucester County
REGISTERED
JUN 23 2018
PITMAN NJ 08071

The street address of the Property is: 209 Laurel Avenue, Glassboro, NJ

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 the 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)
ADAM J. CERQUONI
 (Seal)
HELENA S. RAFAEL-CERQUONI

(Seal)

STATE OF NEW JERSEY, COUNTY OF Camden SS.

I CERTIFY that on

June 22 2018

ADAM J. CERQUONI and HELENA S. RAFAEL-CERQUONI, H/W
personally came before me and stated to my satisfaction that this person (or if more than
one, each person):

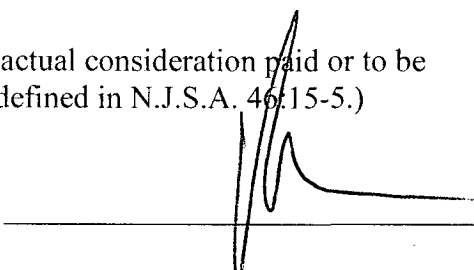
(a) was the maker of this Deed

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

(c) made this Deed for \$178,500.00) 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 & Return To:
FOUNDATION TITLE, LLC
601 Route 73 North
Suite 201
Marlton, NJ 08053
(856) 834-2600

Record & Return To:
FOUNDATION TITLE, LLC
601 Route 73 North
Suite 201
Marlton, NJ 08053
(856) 834-2600


VICTORIA VITALIE
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAY 17, 2023

213-352006



State of New Jersey

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

ADAM J. CERQUONI and HELENA S. RAFAEL-CERQUONI

Current Street Address

209 Laurel Avenue

City, Town, Post Office Box

Glassboro

State

NJ

Zip Code

08028

PROPERTY INFORMATION

Block(s)

Lot(s)

Qualifier

85

5.01

Street Address

209 Laurel Avenue

City, Town, Post Office Box

Glassboro

State

NJ

Zip Code

08028

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$178,500.00

\$178,500.00

6-22-2018

SELLER'S 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 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.

06-22-2018

Date

6-22-2018

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 6-17-06 Revised 08-01-2016

LEGAL DESCRIPTION

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

BEGINNING at a point in the Southwesterly line of Laurel Avenue (50 feet wide), said point being South 44 degrees 48 minutes 00 seconds East along the Southwesterly line of Laurel Avenue a distance of 60.00 feet from the corner to Lots 5 and 6 and extending, thence;

- (1) South 44 degrees 48 minutes 00 seconds East along the Southwesterly line of Laurel Avenue a distance of 60.00 feet to a point; thence
- (2) South 45 degrees 12 minutes 00 seconds West a distance of 47.33 feet to an iron pin; thence
- (3) South 68 degrees 28 minutes 00 seconds West a distance of 100.00 feet to an iron pin; thence
- (4) North 44 degrees 48 minutes 00 seconds West a distance of 20.50 feet to a point; thence
- (5) North 45 degrees 12 minutes 00 seconds East a distance of 139.20 feet to the point and place of beginning.

NOTE FOR INFORMATION ONLY:

BEING Lot: 5.01, Block: 85; on the tax map of the Borough of Glassboro, County of Gloucester, State of New Jersey. (Lot and Block shown for information only.)

MAILING ADDRESS (FOR INFORMATION ONLY): 209 Laurel Avenue, Glassboro, NJ 08028-2214

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by WFG National Title Insurance Company]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.