



E-recorded

DOCKET#:41160 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1071773 12:12:45 PM

10/06/2022
DB 6757 316

Fee:\$ 70.00

CONSIDERATION:\$ 312,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	312.00	STATE :	780.00
NJAHTF :	243.00	EAA :	317.60
PHPFA :	156.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 1,808.60

GRANTEE ADDRESS: 35 FORREST DRIVE

TURNERSVILLE
NJ -08012

DOCUMENT DATE: 09/20/2022

MUNICIPALITY: WASHINGTON BLOCK: 195.08 LOT: 1

PARTIES:

FIRST PARTY-LAUREN SIANO
SECOND PARTY-CAITLYN ROSE AVERETT

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

1637280

Prepared by: John D. Kosylo, Esq.
Attorney at Law of New Jersey

DEED

This Deed is made on September 20, 2022

- DELIVERED 9/22/22

LAUREN SIANO, whose address is 927 Gray Fox Circle, Sewell, New Jersey 08080, referred to as the "Grantor",

and

Rose - Single woman

CAITLYN AVERETT, whose address is about to be 35 Forrest Drive, Turnersville, New Jersey 08012, referred to as "Grantee",

The Grantor grants and conveys ownership of the property described below to the Grantee for the sum of **Three Hundred Twelve Thousand and 00/100 Dollars (\$312,000.00)**.

By signing this Deed, the Grantor acknowledges receipt of this money/consideration.

The property being transferred is known as **35 Forrest Drive, Turnersville, New Jersey 08012**.

It is identified as **Block 195.08, Lot 1 on the Official Tax Map of the Township of Washington, County of Gloucester and State of New Jersey**. The legal description is:

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

SEE ATTACHED LEGAL DESCRIPTION

BEING the same real property that became vested in Lauren Siano, a single woman, by Deed from Jillian F. Small, a single woman, dated July 21, 2020, recorded September 22, 2020 in the Gloucester County Clerk's/Register's Office in Deed Book 6341, Page 337.

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" as defined in 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.

The Deed is signed by the Grantor as of the date at the top of the first page.

Witnessed:



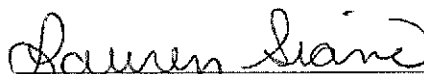

LAUREN SIANO

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 16372KW-01

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Washington Township, Gloucester County, and State of New Jersey being more particularly described as follows:

BEGINNING at a point in the southerly end of the curve, Radius=20', connecting the northeasterly line of Forrest Drive, 55' wide, with the southeasterly line of Raquel Court (Tax Map) a/k/a John's Road (Deed), 50' wide, bounded and described as follows:

thence (1) South 04 degrees 20 minutes 25 seconds East along the northeasterly line of Forrest Drive, a distance of 67.50 feet to a point and corner/rebar;

thence (2) North 85 degrees 39 minutes 35 seconds East along the division line between Lot 1 and Lot 2, Block 195.08 on the official Tax Map, a distance of 127.00 feet to a point and corner/rebar;

thence (3) North 04 degrees 20 minutes 25 seconds West along the rear line of Lot 1, said Block, a distance of 87.50 feet to a point and corner/concrete marker;

thence (4) South 85 degrees 39 minutes 35 seconds West along the southeasterly line of Raquel Court/John's Road, a distance of 107.00 feet to a point in the easterly end of the aforementioned connecting curve;

thence (5) southwestwardly and southeastwardly along the aforementioned connecting curve, curving to the left on a radius of 20.00 feet, an arc distance of 31.42 feet to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:
BEING premises No. 35 Forrest Drive.

BEING Tax Block: 195.08, Tax Lot: 1

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

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

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-09

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

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

LAUREN SIANO

Current Street Address

927 GRAY FOX CIRCLE

City, Town, Post Office

SEWELL

State

NJ

ZIP Code

08080

Property Information

Block(s)

195.08

Lot(s)

1

Qualifier

Street Address

35 FORREST DRIVE

City, Town, Post Office

TURNERSVILLE (WASHINGTON TOWNSHIP)

State

NJ

ZIP Code

08012

Seller's Percentage of Ownership

100

Total Consideration

\$312,000.00

Owner's Share of Consideration

\$312,000.00

Closing Date

9/22/22

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.

9/20/22

Date

Lauren Siano

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

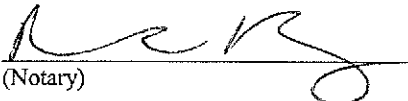
Indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY

SS:
COUNTY OF Gloucester

I certify that on September 20, 2022, LAUREN SIANO, personally came before me and stated that she:

- a) Was the maker of this deed; and
- b) executed this deed as her own act; and
- c) made this deed for \$312,000.00 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).


(Notary)

RICHARD W BRUNO
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2395036
MY COMMISSION EXPIRES APRIL 12, 2025

4-12-25

DEED:

LAUREN SIANO
to
CAITLYN AVERETT

35 Forrest Drive
Turnersville, New Jersey 08012
Township of Washington, County of Gloucester
Block 195.08, Lot 1

RECORD AND RETURN TO:

RECORD and RETURN TO
YOUR HOMETOWN TITLE
9000 Lincoln Drive East, Suite 130
Marlton, NJ 08053