



Docket: 00023330
Type: DEE Pages: 4

James N. Hovan, Gloucester County Clerk
Receipt #: 546250 02:04:48P Jun 22, 2016
Recording Fee: 70.00 DB 5487 82

Prepared by:

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

DEED

This Deed is made on June 17, 2016, between

SALVATORE F. BARRESI, whose address is 1807 Glassboro-Crosskeys Road, Williamstown, New Jersey 08094, referred to as the "Grantor",

and

AMS Services LLC whose address is about to be 1 Fox Hollow St., Sewell New Jersey 08080 referred to as "Grantee",

The Grantor grants and conveys ownership of the property described below to the Grantee for the sum of **Eighty Thousand and 00/100 Dollars (\$80,000.00)**.

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

The property being transferred is known as **110 West High Street, Glassboro, New Jersey 08028**

It is identified as **Block 75, Lot 4 on the Official Tax Map of the Borough of Glassboro, 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 Borough of Glassboro, County of Gloucester, State of New Jersey, more particularly described as follows:

BEGINNING at a point in the Southerly right of way line of High Street (49' wide) said point being the common corner to Block 75, Lot 3.01 (remainder); and extends thence

(1) Along the division line common to Block 75, Lot 4 (remainder) and Lot 3.01 (remainder), with a bearing of South 23 degrees 33 minutes 00 seconds West a distance of 58.51 feet to a point; thence

(2) Along the proposed division line common to Block 75, Lot 4 (to be conveyed) and Lot 4 (remainder), with a bearing of North 65 degrees 34 minutes 54 seconds West a distance of 18.82 feet to a point; thence

(3) Along the division line common to Block 75, Lot 4 (remainder) and Lot 5 (remainder), with a bearing of North 23 degrees 55 minutes 00 seconds East a distance of 58.56 feet to a point; thence

(4) Along the Southerly right of way line on High Street (49 feet wide) with a bearing of South 65 degrees 25 minutes 00 seconds East a distance of 18.45 feet to the point of BEGINNING.

Being the same land, parcel and premises that became vested in Salvatore F. Barresi, by Deed from Salvatore F. Barresi, dated January 22, 2008, recorded September 14, 2009 in the Gloucester County Clerk's/Register's Office in Deed Book 4691, Page 259.

Consideration:	80,000.00	Tax/Code:	B
County:	80.00	State:	.00
NJAHF:	.00	PHFA:	.00
EAA:	.00		
GenPur:	.00		
C) 1M:	.00	REALTY TOTAL:	80.00

RECORD & RETURN TO:
FOUNDATION TITLE LLC
57 EUCLID STREET
WOODBURY, NJ 08096
(856) 853-0083

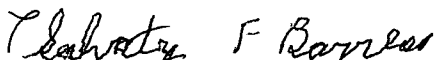
213.33237

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 entered against the Grantor.

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

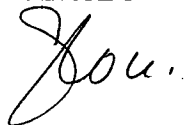
Witnessed:




SALVATORE F. BARRESI

STATE OF NEW JERSEY

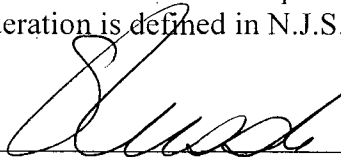
COUNTY OF



SS:

I certify that on June 17, 2016, **SALVATORE F. BARRESI**, personally came before me and stated that he:

- a) Was the maker of this deed; and
- b) executed this deed as his own act; and
- c) made this deed for \$80,000.00 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)

SHARON L. KESSLER
Notary Public of New Jersey
My Commission Expires September 18, 2018

DEED:

SALVATORE F. BARRESI

to

**ANTHONY SOTTILE,
Husband and Wife**

110 West High Street
Glassboro, New Jersey 08028
Borough of Glassboro, County of Gloucester
Block 75, Lot 4

Record and Return to:

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

SALVATORE F. BARRESI

Current Street Address

1807 GLASSBORO-CROSSKEYS ROAD

City, Town, Post Office Box

WILLIAMSTOWN

State

NJ

Zip Code

08094

PROPERTY INFORMATION

Block(s)

75

Lot(s)

4

Qualifier

Street Address

110 WEST HIGH STREET

City, Town, Post Office Box

GLASSBORO

State

NJ

Zip Code

08028

Seller's Percentage of Ownership

100%

Total Consideration

\$80,000.00

Owner's Share of Consideration

Closing Date

6/17/16

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

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.

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

MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Glou.)ss. County Municipal Code
MUNICIPALITY OF PROPERTY LOCATION Glassboro *Use sym

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Salvatore Barresi being duly sworn according to law upon his/her oath,
(Name)deposes and says that he/she is the Grantor in a deed dated 6/17/16 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)real property identified as Block number 75 Lot number 4 located at110 W Highst Glassboro NJ 08028 and annexed thereto.
(Street Address, Town)(2) CONSIDERATION \$ 80,000 (See Instructions #1 and #5 on reverse side) ☐ no prior mortgages to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:

(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

\$ _____ ÷ _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (See Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic Fee, Supplemental Fee, and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s) ☒ 62 years of age or over. * (See Instruction #9 on reverse side for A or B)B. BLIND PERSON Grantor(s) ☐ legally blind or *Or DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ Receiving disability payments ☐ Not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

☒ Owned and occupied by grantor(s) at time of sale.
☒ One or two-family residential premises.☒ Resident of State of New Jersey.
☒ Owners as joint tenants must all qualify.

*IN THE CASE OF HUSBAND AND WIFE/PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #9 on reverse side)

☐ Affordable according to H.U.D. standards.
☐ Meets income requirements of region.☐ Reserved for occupancy.
☐ Subject to resale controls.

(6) NEW CONSTRUCTION (See Instructions #2, #10 and #12 on reverse side)

☐ Entirely new improvement.
☐ Not previously used for any purpose.☐ Not previously occupied.
☐ "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 17 day of June, 20 16

Signature of Deponent

Deponent Address

xxx-xxx-0258

Last 3 digits in Grantor's Social Security Number

Grantor Name

Grantor Address at Time of Sale

Name/Company of Settlement Officer

SHARON L. KESSLER
Notary Public of New Jersey
My Commission Expires September 18, 2018

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY- DIVISION OF TAXATION

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:

www.state.nj.us/treasury/taxation/lpt/localtax.htm