

DOCKET# 78833

Type: DEE
PAGES: 4

JAMES N. HOGAN

GLOUCESTER COUNTY CLERK

RECEIPT#: 57878

12:00:29 P.M.

11/16/2004

DB 3876

21

GLOUCESTER COUNTY RECORDING DATA PAGE

3+
60.
500. p
PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

RECORD & RETURN TO:

SC 30862

RECORD & RETURN
SOUTHERN COUNTIES TITLE AGENCY, INC.
BLACK HORSE PIKE & WOODLAWN AVENUE
P.O. BOX 1122
TURNERSVILLE, N.J. 08012

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

CONSIDERATION: \$125,000.00 EXEMPT CODE: S

County	State	N.P.M.R.F.	Total
\$125.13	\$212.37	\$.00	
P.H.P.F.A.	E.A.A.		
\$62.50	\$.00		
GEN PURP	C) \$1M		
\$.00	\$.00		\$500.00
NJGLFTEL			

Date: 11/16/2004



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(7-04)

(C.55 B.I. 2004)
DOCKET# 78833 DB 3876 P 22

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)

ALBERT C. SABATELLI

Current Resident Address:

Street: 18 W. EVESHAM RD.

City, Town, Post Office

State

Zip Code

GLENDORA, N.J. 08029

Home Phone

Business Phone

(609) 929-7537

()

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

8270

2207

Street Address:

22 W. BRIDGE SWELL

NT

08080

City, Town, Post Office

State

Zip Code

100%

125,000

100%

11/12/04

Seller's Percentage of Ownership

Consideration

Closing Date

SELLER ASSURANCES (Check the Appropriate Box)

- ☒ 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.
- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ 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.

Date

Date

Signature

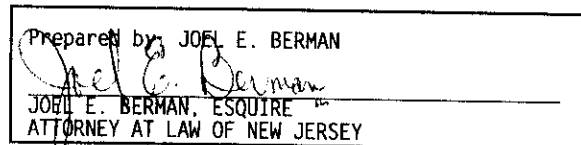
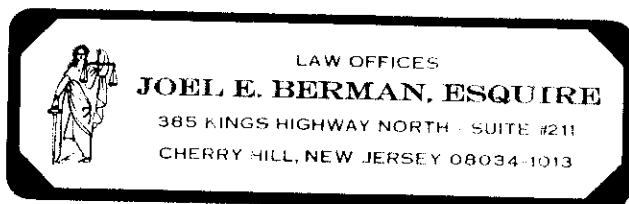
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Signature

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

Bargain and Sale Deed with Covenant against Grantor's Acts

DEED



THIS DEED is made on 11/12, 2004, between Albert C. Sabatelli, III, whose address is 18 W. Evesham Road, Glendora, NJ 08029, referred to as the Grantor, and William Delgado and Judith Messenger, _____, whose post office address is 1107 Bittersweet, Marlton, New Jersey 08053, referred to as the Grantee. The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

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 Twenty-five Thousand Dollars (\$125,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of Washington, Block No. 82.20, Lot No. 22.07, Account No.

☐ No property tax identification number is available on the date of this Deed (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the Township of Washington, County of Gloucester, and State of New Jersey. The legal description is:

Being Condominium Unit No. V-7, in the Newton Commons, A Condominium; said unit being more specifically defined in the Master Deed of the Newton Commons, a Condominium recorded in the Office of the Clerk of Gloucester County in Deed Book 1443, page 463, which unit is herewith conveyed in conformity with the provisions of the Condominium Act of New Jersey, and includes the fee in an undivided percentage interest of 2.0834% for Phase One, 1.0417% for Phase Two, .7576% for Phase Three and .5632% for Phase Four in the Common Elements of the Newton Commons, a Condominium.

BEING Lot 22.07, Block 82.20 on the Official Tax Map of the Township of Washington.

Being the same land and premises which became vested in Albert C. Sabatelli, III, by Deed from Cary W. Toner and Mary Ann C. Toner, dated 2-21-00 and recorded 3-14-00 in Record Book 3095, Page 47, in the Gloucester County records.

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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

Albert C. Sabatelli III (Seal)
Albert C. Sabatelli, III

CONSIDERATION: \$125,000.00 EXEMPT CODE: S

County	State	N.P.M.R.F.	Total
\$125.13	\$312.37	\$.00	
P.H.P.F.A.	E.A.A.		
\$62.50	\$.00		
GEN PURP	CYIN		
\$.00	\$.00		
ADULTIEL			
Date: 11/16/2004			\$500.00

STATE OF NEW JERSEY

SS:

COUNTY OF Gloucester

I CERTIFY that on 11/12, 2004, ALBERT C. SABATELLI, III

personally came before me and acknowledged under oath, to my satisfaction, that this person

(or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$125,000.00 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.)

Marilyn J. Conley

c:\AMis\ Sab2WDJM.nm D

Marilyn J. Conley
Notary Public of New Jersey
My Commission Expires October 4, 2006