

Deed

Docket# 79157 Type: DEE Pages: 4
James H. Hogan, Gloucester County Clerk
Received: 11/22/2006 02:50:51 P.M.
Recording Fee: \$70.00 DB 4310 264

EDWARD C. HOGAN, ESQUIRE

This Deed made on November 16th, 2006,

BETWEEN

William Delgado and Judith Messenger

whose address is

17 Arrowhead Drive, Marlton, New Jersey 08053

referred to as the Grantor,

Consideration: \$147,000.00 Exempt Code: S
Cnty: \$147.15 St: \$367.35
N.P.M.R.F.: \$.00 P.H.P.F.A.: \$73.50
F.A.A.: \$.00 Gen Purp: \$.00
C.P.F.T. \$.00 REALTY TOTAL: \$588.00

AND

Suzanne M. Lonia, Single Person

whose address is

*about
to be*

~~2732 Mimosa Court, Mays Landing, New Jersey 08330~~

*22 Uxbridge Pl.
Washington Twp, NJ*

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 (called the "Property") described below to the Grantee. This transfer is made for the sum of **One Hundred and Forty Seven Thousand Dollars (\$147,000.00).**

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of **Township of Washington**

Block No. **82.20**

Lot No. **22.07**

Qualifier No.

Account No.

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

3. Property. The Property consists of the land and all the buildings and structures on the land in the Municipality of **Township of Washington**, County of **Gloucester** and State of New Jersey.

The legal description is:

☐ Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

ALL THAT CERTAIN Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Washington, County of Gloucester, State of New Jersey;

BEING known as and designated as Unit No. V-7 situate in Newton Commons, a condominium, established in accordance with the N.J.S.A. 46:8b-1, et seq., together with a .5632% interest in the General Common elements of said condominium appurtenant to the aforesaid unit in accordance with and subject to the terms, conditions, covenants, restrictions, reservation easements, lien as for assessments, and other provisions as set forth in the current Master Deed of Newton Commons, dated 01/12/1981, and recorded 02/03/1982, in the Office of the Gloucester County Clerk/Register in Deed Book 1443 Page 463, as same may now or hereafter be lawfully amended.

The above description is in accordance with a survey certificate prepared by Steven R. Kelly, Professional Land Surveyor, dated November 7, 2006.

NOTE: Being Lot 22.07, Block 82.20; Tax Map of the Township of Washington, County of Gloucester, State of New Jersey.

BEING the same land and premises conveyed to **William Delgado and Judith Messenger**, by Deed from **Albert C. Sabatelli, III**, dated 11/12/2004, recorded 11/16/2004, in the Gloucester County Clerk's/Register's Office in Deed Book 3876, Page 21.

4. Covenants as to Grantors Acts. 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).

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)Name(s) Judith messenger-Delgado, William Delgado

Current Resident Address:

Street: 17 Arrowhead Dr. NJ 08053
City, Town, Post Office State Zip Code**PROPERTY INFORMATION** (Brief Property Description)Block(s) 22 Uxbridge Place Lot(s) _____ Qualifier _____
Street Address: Sewell NJ 08080
City, Town, Post Office State Zip Code
100% Seller's Percentage of Ownership Consideration Closing Date 11/16/06**SELLER ASSURANCES** (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

1. ☒ I am a resident taxpayer (individual, estate, or trust) 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.
2. ☐ 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.
3. ☐ 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.
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 as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6. ☐ 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.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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.
8. ☐ Transfer 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.

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.

11/16/06
Date
11/16/06
DateJudith messenger-Delgado
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact
[Signature]
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

5. **Receipt of Consideration.** The Grantor has received the full payment from the Grantee.

6. **Signatures.** The Grantor signs this Deed as of the date of the top of the first page. (Print name below each signature).

Witnessed By:

Kelly Custer

Kelly Custer

William Delgado
William Delgado, Seller

Judith Messenger
Judith Messenger, Seller

STATE OF NEW JERSEY, COUNTY OF Camden

I CERTIFY that on 11/15, 2006, **William Delgado and Judith Messenger, seller(s)**, 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 **\$147,000.00** 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.)

Stephen M. Hoover
(Print name and title below signature)

STEPHEN M. HOOVER
Notary Public of New Jersey
My Commission Expires October 5, 2008

RECORD AND RETURN TO:

UNITED GENERAL TITLE INSURANCE COMPANY

TITLE INSURANCE COMMITMENT

File Number: SGNJ-2453

SCHEDULE C LEGAL DESCRIPTION

REVISED

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Known as and designated as Unit No. V-7 situate in Newton Commons , a condominium, established in accordance with the N.J.S.A. 46:8b-1, et seq., together with an .5632% interest in the General Common elements of said condominium appurtenant to the aforesaid unit in accordance with and subject to the terms, conditions, covenants, restrictions, reservations easements, lien as for assessments, and other provisions as set forth in the current Master Deed of Newton Commons , dated 01/12/1981, and recorded 02/03/1982, in the Office of the GLOUCESTER Clerk/Register in Deed Book 1443 Page 463, as same may now or hereafter be lawfully amended.

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NOTE: Being Lot(s) Lot: **22.07**, Block: **82.20**; Tax Map of the **Township of Washington, County of Gloucester, State of New Jersey**.

NOTE: Lot and Block shown for informational purposes only.