



E-recorded

DOCKET#:54977 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 998902 10:41:54 AM

10/08/2021
DB 6560 187

Fee:\$ 70.00

CONSIDERATION:\$ 150,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	150.00	STATE :	375.00
NJAHTF :	0.00	EAA :	0.00
PHPFA :	75.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 600.00

GRANTEE ADDRESS: 127 GREENWICH AVENUE

PAULSBORO
NJ -08066

DOCUMENT DATE: 08/30/2021

MUNICIPALITY: PAULSBORO BLOCK: 19 LOT: 19

PARTIES:

FIRST PARTY-LAVADA LINDSEY
SECOND PARTY-SARAH SQUILLACE

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

PREPARED BY: DAVID A. WOLLMAN, ESQ.
Preparer signature no longer required by NJSA 46:26A-3

DEED

THIS DEED is made on the 30 day of August, 2021 between
delivered on 8/31/2021

LAVADA LINDSEY,

~~127 Greenwich Avenue~~ *817 N Broad Street*
~~Paulsboro, New Jersey 08066~~ *Woodbury NJ 08096*

Grantor(s)

AND

SARAH SQUILLACE, *a single woman*

127 Greenwich Avenue
Paulsboro, New Jersey 08066

Grantee(s)

In return for the payment to the Grantor(s) by the Grantee(s) **ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00)**, the Grantor(s) grant and convey to Grantee(s) all that certain parcel of land situate in the Borough of Paulsboro, County of Gloucester and State of New Jersey and being further described as follows:

BEGINNING at a point in the Easterly line of Greenwich Avenue 60.00 feet wide distant 172.99 feet Southwardly from the intersection of the Southerly line of Riverview Avenue (50.00 feet wide) and the Easterly line of Greenwich Avenue; thence

- (1) Along the Easterly line of Greenwich Avenue South 06 degrees 24 minutes 00 seconds West 50.00 feet to a point; thence
- (2) Along lands now or formerly of the Borough of Paulsboro and also along lands now or formerly of Herbert Mattson North 86 degrees 28 minutes 42 seconds East 170.67 feet to a point; thence
- (3) Along lands now or formerly of Herbert Mattson and lands now or formerly of John Vaczi and George Waltman North 08 degrees 36 minutes 00 seconds East 50.375 feet to a point; thence
- (4) Along lands now or formerly of Angelo Licciardello and Rick Licciardello South 86 degrees 28 minutes 42 seconds West 172.635 feet to the point and place of BEGINNING

Being known as Block 19, Lot 19 as shown on the Official Tax Map of the Borough of Paulsboro.

EXHIBIT "A"

The land referred to in this Commitment is described as follows:

LAND AND PREMISES situate in the Borough of Paulsboro, County of Gloucester and State of New Jersey as follows:

BEGINNING at a point in the Easterly line of Greenwich Avenue 60 feet wide distant 172.99 feet Southwardly from the intersection of the Southerly line of Riverview Avenue (50 feet wide) and the Easterly line of Greenwich Avenue; thence

1. Along the Easterly line of Greenwich Avenue South 06 degrees 24 minutes 0 seconds West 50 feet to a point; thence

2. Along lands now or formerly of the Borough of Paulsboro and also along lands now or formerly of Herbert Mattson North 86 degrees 28 minutes 42 seconds East 170.67 feet to a point; thence

3. Along lands now or formerly of Herbert Mattson and lands now or formerly of John Vaczi and George Waltman North 08 degrees 36 minutes 0 seconds East 50.375 feet to a point; thence

4. Along lands now or formerly of Angelo Licciardello and Rick Licciardello South 86 degrees 28 minutes 42 seconds West 172.635 feet to the point and place of **BEGINNING**

TAX NOTE: Being known as Block 19, Lot 19 on the official tax map (For informational purposes only).

BEING the same land and premises which became vested in **LAVADA LINDSEY**, by Deed from **AMERICAN MUTUAL FUND, LLC, a Washington Limited Liability Company**, dated December 11, 2017 and delivered on December 27, 2017 and recorded December 28, 2017 in the Gloucester County Clerk's Office in Deed Book 5793, Page 334.

The Grantor(s) have received full payment from the Grantee(s).

Promises by Grantor(s). The Grantor(s) promise that Grantor(s) have 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(s) have 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(s)).

The Grantor(s) sign this Deed on the first date above. If the Grantor is a corporation, this deed is signed by its corporate officers and its corporate seal is affixed.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF OR ATTESTED BY:

Witness



LAVADA LINDSEY

CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

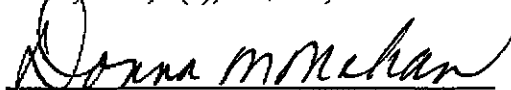
STATE/Commonwealth of New Jersey :

COUNTY OF Gloucester . ss:

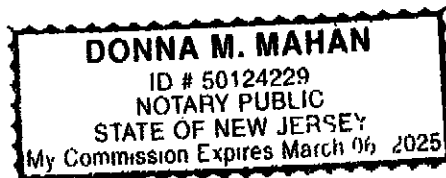
I am a notary, an officer authorized to take acknowledgments and proofs in this State/Commonwealth.

On Aug 30th, 2021, **LAVADA LINDSEY**, appeared before me in person. (If more than one person appears, the words "this person" shall include the names of all who appeared before me and made this acknowledgment). I am satisfied that this person is the person named in and who signed this Deed. This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the purposes and uses expressed in this Deed.

This person acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, C.49, 1(c), is \$150,000.00.



Notary Public



GIT/REP-3
(2-21)

(Print or type)

State of New Jersey

Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Lavada Lindsey

Current Street Address:

127 Greenwich Avenue 817 N Broad Street

City, Town, Post Office Box

Paulsboro

State

New Jersey

ZIP Code

08066 08096

Property Information

Block(s)

19

Lot(s)

19

Qualifier

Street Address:

127 Greenwich Avenue

City, Town, Post Office

Paulsboro

State

New Jersey

ZIP Code

08066

Seller's Percentage of Ownership

100.00%

Total Consideration

\$150,000.00

Owner's Share of Consideration

\$150,000.00

Closing Date

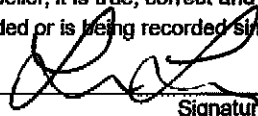
August 31, 2021

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.

8/30/21
Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact