

35330NA-01

Division of Surety Title
44 South Broad Street
Newark, NJ 07102 (Bargain and Sale, Covenant as to Grantor's Acts)
phone 856.853.8444 fax 856.853.6087

60 2014 00010510

Prepared by:

Michael Ridgway, Esq.

Docket: 00010510
Type: DEE Pages: 4
James N. Hogan, Gloucester County Clerk
Receipt #: 328784 02:52:42P Apr 01, 2014
Recording Fee: 70.00 DB 5175 302

Deed

This Deed is made on

3/28/2014

BETWEEN

James V. Vitale and Donna M. Vitale, husband and wife

whose post office address is 84 Monarch Court, Sewell, NJ 08080

referred to as the **Grantor**,

AND

John B. Nagle and Judith Nagle, husband and wife

whose post office address is

84 Monarch Ct. Sewell, NJ 08080

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 (called the "Property") described below to the Grantee.

Consideration. This transfer of ownership is made for the sum and consideration of TWO HUNDRED EIGHTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$284,900.00)

The Grantor acknowledges receipt of this money.

Tax Map Reference. The property is located in the Municipality of Mantua Township

Block No. 242.02 Lot No. 59

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 Mantua Township, Gloucester County, State of New Jersey. The legal description is:

(X) Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

BEING known as Lot 59, Block 242.02 as shown on the Mantua Township tax map.

Commonly known as: 84 Monarch Court

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

BEING Lot 59 in Block 242.02 as shown on the final plan of lots, "Country Gardens, Adult Community, Phase 2 & 3A", filed in the Gloucester County Clerk's Office on 2/23/2007 as Map No. 4213.

BEING premises No. 84 Monarch Court.

BEING Block: 242.02, Lot: 59

Consideration: 284,900.00 Tax/Code: B
County: 285.00 State: .00
NJAHF: 202.50 PHPFA: .00
EAA: .00
GenPur: .00
C) \$1M: .00 REALTY TOTAL: 487.50



State of New Jersey

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(C.55, P.L. 2004)

GIT/REP-3
(5-12)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

James V. Vitale and Donna M. Vitale, husband and wife

Current Resident Address:

Street:

City, Town, Post Office

State

Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

242.02

59

Street Address:

84 Monarch Court

City, Town, Post Office

State

Zip Code

Mantua Township

NJ

08080

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$284,900.00

3/28/2014

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and 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 (see instructions).
- ☐ No non-like kind property received.
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.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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. By checking this box ☐ I certify that the 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.

3/28/14

Date

Signature

James V. Vitale

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

3/28/14

Date

Signature

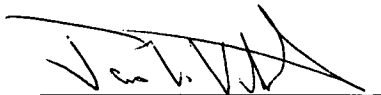
Donna M. Vitale

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

BEING the same land and premises which became vested in James V. Vitale and Donna M. Vitale, h/w, by deed from Paparone Housing Company, L.L.C., a New Jersey Limited Liability Company, dated 4/15/2011, recorded 4/21/2011, in the Gloucester County Clerk/Register's Office in Deed Book 4863, Page 147.

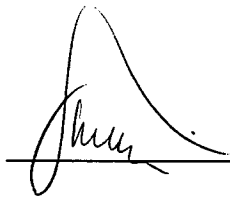
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as 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.


James V. Vitale


Donna M. Vitale

Witnessed by:



(Seal)

STATE OF NEW JERSEY, COUNTY OF Atlantic SS.:

I CERTIFY that on 3/28, 20 14

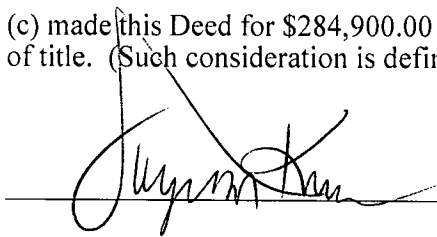
James V. Vitale and Donna M. Vitale

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 \$284,900.00 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.)



JOYCE M KIRSCHNER
Notary Public of New Jersey
My Commission Expires
April 20, 2018

RECORD AND RETURN TO:

--

STATE OF NEW JERSEY
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 GLOUCESTER

}SS. County Municipal Code

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

MUNICIPALITY OF PROPERTY LOCATION Mantua Township

*Use symbol "C" to indicate that fee is exclusively for county use.

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

Deponent, James V. Vitale, being duly sworn according to law upon his/her oath,

(Name)

deposes and says that he/she is the grantor in a deed dated 3-28-2014 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 242.02 Lot number 59 located at

84 Monarch Court, Sewell, NJ, 08080

(Street Address, Town)

and annexed thereto.

(2) CONSIDERATION \$284900.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage 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 (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 (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, Supplemental, and General Purpose Fees, 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. *(Instruction #9 on reverse side for A or B)
B. { BLIND PERSON Grantor(s) ☐ legally blind 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. ☒ Resident of State of New Jersey.
☒ One or two-family residential premises. ☒ Owners as joint tenants must all qualify.

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

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

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

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

- ☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of 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 1st day of March, 2014

Signature of Deponent
John Vitale

Grantor Name James V. and Donna Vitale

Deponent Address

Grantor Address at Time of Sale

XXX-XXX-655

Last 3 digits in Grantor's Social Security Number Name/Company of Settlement Officer

JOYCE M KIRSCHNER
Notary Public of New Jersey
My Commission Expires
April 30, 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 RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

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's website at:

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