



E-recorded

DOCKET#:21270 Type:ERX-Deed
PAGES:6

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 958703 10:54:47 AM

04/16/2021
DB 6458 58

Fee:\$ 80.00

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

COUNTY:	350.00	STATE :	875.00
NJAHTF :	300.00	EAA :	405.00
PHPFA :	175.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 2,105.00

GRANTEE ADDRESS: 84 MONARCH COURT

SEWELL
NJ -08080

DOCUMENT DATE: 03/19/2021

MUNICIPALITY: MANTUA BLOCK: 242.02 LOT: 59

PARTIES:

FIRST PARTY-JOHN B NAGLE
ADDITIONAL PARTY-JUDITH NAGLE
SECOND PARTY-BILLY WEST
ADDITIONAL PARTY-KAREN WEST

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 Clyde J. Donohugh, Esquire

DEED

21W J# 00741
CHARGE, RECORD RE ~~FILE~~
TRIDENT LAND TRANSFER CO. NJ
3 EXECUTIVE CAMPUS
SUITE 100
CHERRY HILL, NJ 08002

This Deed is made on March 19th 2021

BETWEEN John B. Nagle and Judith Nagle, *Husband and wife*
whose address is 84 Monarch Court, Sewell, NJ 08080

referred to as the **Grantor**.

AND Billy West and Karen West, *Husband and wife*

whose address is about to be 84 Monarch Court, 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 (transfer of ownership of) the property described below to the Grantee. This transfer is made for the sum of **Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Mantua Township
Block No. **242.02** Lot No. **59**,

() 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**, County of **Gloucester**, and State of New Jersey.

The legal description is attached.

BEING the same land and premises which became vested in John B Nagle and Judith Nagle, husband and wife, by deed from James V. Vitale and Donna M. Vitale, husband and wife, dated March 28, 2014 and recorded April 1, 2014 in the Gloucester County Clerk's Office in Deed Book 5175, page 302.

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). The 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).

EXHIBIT "A"

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

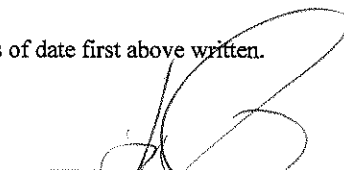
LAND AND PREMISES situate in the Township of Mantua, County of Gloucester and State of New Jersey as follows:

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 February 23, 2007 as Map No. 4213.

TAX NOTE: Being known as Block 242.02, Lot 59 on the official tax map (For informational purposes only).

Signatures. The Grantor signs this Deed as of date first above written.

Witnessed or Attested by:


 John B. Nagle

 Judith Nagle

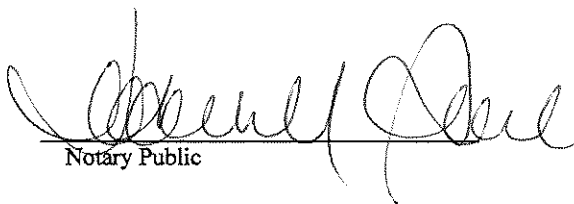
STATE OF NEW JERSEY:

COUNTY OF Monmouth ss:

I CERTIFY that on March 19, 2021, John B. Nagle and Judith Nagle personally came before me and acknowledged under oath, 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 \$350,000.00 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).

JOANNE M ARCIERE
 NOTARY PUBLIC
 STATE OF NEW JERSEY
 ID # 2271233
 MY COMMISSION EXPIRES JAN. 19, 2026


 Notary Public

DEED	DATED March 19 , 20 21
John B. Nagle and Judith Nagle <i>Grantor,</i> TO Billy West and Karen West <i>Grantee</i>	Record and return to:

**CERTIFICATION OF PURCHASER
OF COMPLIANCE WITH THE AGE RESTRICTION REQUIREMENTS OF THE HOUSING
FOR OLDER PERSONS EXCEPTION FROM THE FEDERAL FAIR HOUSING
AMENDMENTS ACT OF 1988
Pursuant to P.L. 2008, c. 71**

I (we) by signing as grantees below hereby certify that the property known as 84 Monarch Court, Sewell, NJ 08080 commonly described as 84 Monarch Court, Township of Mantua in Gloucester County New Jersey

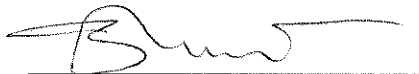
The mailing address is: 84 Monarch Court, Sewell, NJ 08080
Block 242.02
Lot(s) 59

Above is for informational purposes only.

in the community known as will be occupied by a person of an age to ensure compliance with the "housing for older persons" exception from the Fair Housing Amendments Act of 1988", Pub.L. 100-430 (42 U.S.C. ss.3601 et seq.) as set forth in section 100.301 of Title 24, Code of Federal Regulations.

I (we) hereby certify that this addendum will be recorded in the County of Gloucester as part of the deed for the property described above.

The property as described in this addendum is a resale or a transfer by operation of law. A "resale" is defined for the purposes of this certification as the sale of a dwelling unit within an age restricted community, other than the initial sale of the unit made by the developer.


Billy West


Karen West

**JOANNE M ARCIERE
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2271233**

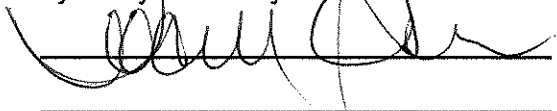
MY COMMISSION EXPIRES JAN. 19, 2026

(All grantees must sign and be acknowledged)

STATE OF NEW JERSEY
COUNTY OF BURLINGTON

BE IT REMEMBERED that on the 19 day of March, 2021 before me, the subscriber, the undersigned authority personally appeared the persons named above as grantees who, being by me duly sworn on his oath certifies and makes proof to my satisfaction that he/she/they are the purchaser(s) of the property described above; that the execution as well as the making of this Certification has been duly authorized.

By notary or attorney at law



Grantees:

Billy West
Karen West

For County Clerk Use Only

Date Filed _____

Date Recorded _____

Page _____

GIT/REP-3
(2-21)
(Print or Type)

**State of New Jersey
Seller's Residency Certification/Exemption**

Seller's Information

Name(s)
John B. Nagle and Judith Nagle
Current Street Address
84 Monarch Court
City, Town, Post Office
Sewell State
NJ ZIP Code
08080

Property Information

Block(s) 242.02 Lot(s) 59 Qualifier
Street Address
84 Monarch Court
City, Town, Post Office
Mantua Township State
NJ ZIP Code
08080
Seller's Percentage of Ownership 100% Total Consideration \$350,000.00 Owner's Share of Consideration \$350,000.00 Closing Date 3/19/2021

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 Declarations

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.

3/19/2021
Date
3/19/2021
Date

Signature (Seller) Indicate if Power of Attorney or Attorney in Fact
Judith A. Nagle
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact