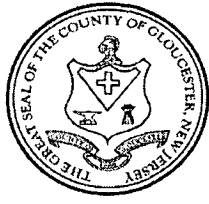


17-34729

Gloucester County Recording Data Page
Honorable James N. Hogan
Gloucester County Clerk

**Official Use Only – Barcode**

60 2017 00041281



Docket: 00041281
Type: DEE Pages: 6
James N. Hogan, Gloucester County Clerk
Receipt #: 693471 11:42:10A Oct 19, 2017
Recording Fee: 90.00 DB 5753 130

Official Use Only – Record & Return**Official Use Only – Realty Transfer Fee**

Consideration: 425,000.00 Tax/Code: S
County: 425.00 State: 1,062.50
NJAHF: 412.50 PHPFA: 212.50
EAA: 577.50
GenPur: 765.00
C>\$1M: .00 REALTY TOTAL: 3,455.00

Date of Document:

August 24, 2017

Type of Document:

Deed

First Party Name:

Tara Deosaran and Wazim A. Asrula and Sunil Satnarine

Second Party Name:

Harry Weber and Nicole Weber

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

11.01

Lot:

8

Municipality:

Township of South Harrison

Consideration:

\$425,000.00

Mailing Address of Grantee:

101 Danton Lane, Mullica Hill, NJ 08062

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

Original Book:

Original Page:

GLOUCESTER COUNTY RECORDING DATA PAGE

Please do not detach this page from the original document as it
contains important recording information and is part of the permanent record.

17-34729

Deed

This Deed is made on August 24, 2017

BETWEEN

Tara Deosaran and Wazim A. Asrula and Sunil Satnarine
whose mailing address is 101 Danton Lane
Mullica Hill, NJ 08062

referred to as the **Grantor**.

AND

Harry Weber and Nicole Weber
whose post office address is about to be
101 Danton Ln, Township of South Harrison, County of Gloucester, in the State of NJ

referred to as the **Grantee**.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

TRANSFER OF TITLE. The grantor does hereby grant and convey (transfer ownership of) the property described below to the Grantee.

CONSIDERATION This transfer of ownership is made for the sum and consideration of \$425,000.00 (**FOUR HUNDRED TWENTY FIVE THOUSAND DOLLARS AND XX/XX**). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) **Township of South Harrison, County of Gloucester, State of New Jersey**
Block No. **11.01** Lot No. **8**,

☐ 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 **Township of South Harrison, County of Gloucester, and State of New Jersey**.

Please see Legal Description annexed hereto and made a part hereof.

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of South Harrison, in the County of Gloucester, State of NJ, known as Block No. 11.01, Lot No. 8, more particularly described as follows:

NOTE FOR INFORMATION: 101 Danton Ln, Lot 8, Block 11.01, in the Township of South Harrison, County of Gloucester, in the State of NJ.

BEING THE SAME LAND AND PREMISES which became vested in Tara Deosaran and Sunil Satnarine, tenants in common, by deed from Bruce Paparone Communities, INC., dated April 8, 2013, recorded July 2, 2013, in the Clerk's Office of the County of Gloucester, New Jersey, in Book 5087, page 277.

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Tara Deosaran & Wazim A. Asrula

Current Street Address

City, Town, Post Office Box

State

Zip Code

PROPERTY INFORMATION

Block(s)

Lot(s)

Qualifier

11.01

8

Street Address

101 Danton Ln

City, Town, Post Office Box

State

Zip Code

Township of South Harrison

NJ

08062

Seller's Percentage of Ownership
100%Total Consideration
\$425,000.00Owner's Share of Consideration
\$425,000.00Closing Date
9-29-2017**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

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.

8/24/17

Date

8/24/17

Date

Tara Deosaran

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

Wazim A. Asrula

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



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s) **Sunil Satnarine**

Current Street Address

101 Danton Lane

City, Town, Post Office Box

Mullica Hill

State

NJ

Zip Code

08062

PROPERTY INFORMATION

Block(s)

11.01

Lot(s)

8

Qualifier

Street Address

101 Danton Lane

City, Town, Post Office Box

Mullica Hill

State

NJ

Zip Code

08062

Seller's Percentage of Ownership

0

Total Consideration

425,000.00

Owner's Share of Consideration

\$0.00

Closing Date

9/29/17

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

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.

September 24, 2017

Date

Signature

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

Date

Signature

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

DB 5753
DOCKET# 00041281

133

PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

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

Witnessed or Attested by:

(SEAL)



Tara Deosaran

Tara Deosaran

Wazim A. Asrula

Wazim A. Asrula

Sumil Satnarine

Sumil Satnarine

STATE OF New York

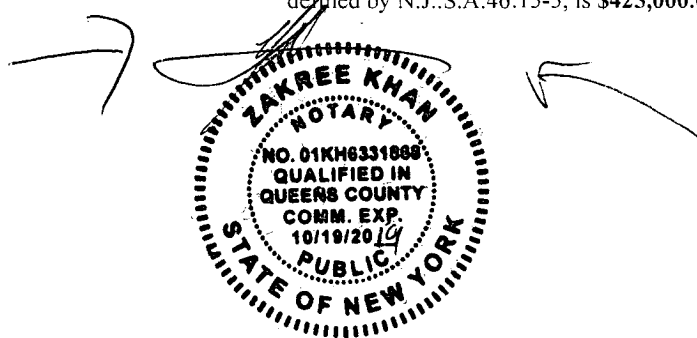
COUNTY OF Queens

I CERTIFY that on

August 24 2017, Tara Deosaran
Wazim A. Asrula & Sumil Satnarine

Zakree Khan 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/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A.46:15-5, is \$425,000.00.



Signed and sworn before me on

10/19/2019
My Commission expires:

Record and Return to:

Connection Title Agency of NJ LLC
1000 Lincoln Drive East
Suite 2
Marlton, NJ 08053

Land and premises situate in the Township of South Harrison, County of Gloucester and State of New Jersey, being more particularly described as follows:

BEGINNING at a point in the Southwesterly line of Danton Lane (50 feet wide); said beginning point being in the division line between Lots 7 and 8, Block 11.01, on plan hereinafter mentioned and from said point runs thence

(1) South 32 degrees 25 minutes 00 seconds East, along said line of Danton Lane, a distance of 100.64 feet to a point of curve; thence

(2) Southeastwardly, still along Danton Lane, along the arc of a curve to the right, having a radius of 325.00 feet, an arc distance of 97.55 feet to a point of tangency still in the Southwesterly line of Danton Lane; thence

(3) South 15 degrees 13 minutes 09 seconds East, along same, a distance of 35.31 feet to the division line between Lots 8 and 9, Block 11.01, said plan; thence

(4) South 74 degrees 46 minutes 51 seconds West, along said division line, a distance of 251.26 feet to the division line between Lot 6 and Lot 8, Block 11.01, said plan; thence

(5) North 32 degrees 25 minutes 00 seconds West, along said division line, a distance of 156.17 feet to the division line between Lots 7 and 8, Block 11.01, said plan; thence

(6) North 57 degrees 35 minutes 00 second East, along said division line, a distance of 275.00 feet to the place of beginning.

BEING Lot 8, Block 11.01 as shown on the final plan of lots, "Cambridge Meadows", filed March 15, 2007 in the Gloucester County Clerk's Office as Map No. 4222.

SHOWN FOR INFORMATION ONLY: Being commonly known as 101 Danton Lane, South Harrison Township (Mullica Hill, mailing address), NJ 08062; and being Lot 8, Block 11.01 on the tax map of the Township of South Harrison.