

213-35614

Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2017 00049248*  Docket: 00049248 Type:DEE Pages:6 James N. Hogan, Gloucester County Clerk Receipt#:708973 01:34:37P Dec 14,2017 Recording Fee: 90.00 DB 5787 125
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 230,000.00 Tax/Code: S County: 230.00 State : 575.00 NJAHTF: 120.00 PHPFA : 115.00 EAA : 129.00 GenPur: .00 C)\$1M : .00 REALTY TOTAL: 1,169.00
Date of Document: November 24, 2017	Type of Document: DEED
First Party Name: Robert W. Wear	Second Party Name: Nafisa Soeltan
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block:136	Lot: 3
Municipality: Glassboro	
Consideration: \$230,000.00	
Mailing Address of Grantee: 2 Teal Court, Sewell, NJ 08080	

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

BARGAIN AND SALE (Covenants as to Grantor's Acts)

RECORD & RETURN TO:
FOUNDATION TITLE LLC
57 EUCLID STREET
WOODBURY, NJ 08096
(856) 853-0083

Prepared by

Louis Cappelli, Jr., Esquire

DEED

This Deed is made on this 24th day of November, 2017

BETWEEN

Robert W. Wear
2 Virginia Road
Glassboro, New Jersey 08028-2446

referred to as the **Grantor(s)**,

AND

Nafisa Soeltan
2 Teal Court
Sewell, New Jersey 08080

referred to as the **Grantee(s)**.

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

TRANSFER OF TITLE. The Grantor does hereby grant and convey the property described below to Grantee.

CONSIDERATION. This transfer of ownership is made for the sum and consideration of \$230,000.00. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. The property is located in the Municipality of **Borough of Glassboro, County of Gloucester, State of New Jersey**, Block No. 136, Lot No. 3

PROPERTY DESCRIPTION. The Property consists of the land, buildings, structures and improvements contained on the property, and is located in the **Borough of Glassboro, County of Gloucester, State of New Jersey** and is described as follows:



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Robert W. Wear

Current Street Address

2 Virginia Road

City, Town, Post Office Box

Glassboro

State

NJ

Zip Code

08028

PROPERTY INFORMATION

Block(s)

136

Lot(s)

3

Qualifier

Street Address

2 Virginia Road

City, Town, Post Office Box

Glassboro

State

NJ

Zip Code

08028

Seller's Percentage of Ownership

100%

Total Consideration

\$230,000.00

Owner's Share of Consideration

\$230,000.00

Closing Date

11-24-17

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.

11-24-17

Date

Robert W. Wear

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

BARGAIN AND SALE (Covenants as to Grantor's Acts)

ALL that certain tract or parcel of land, situated, lying and being in the Borough of Glassboro, County of Gloucester, State of New Jersey, more particularly described as follows:

BEGINNING at a point in the Southeasterly line of Virginia Road, 75 feet Southwestwardly, from the Southerly end of the curve connecting the Southeasterly line of Virginia Road, with the Southwesterly line of Deptford Road; said connecting curve having a radius of 25 feet, said beginning point being the division line between Lots 2 and 3, Block 136 on the plan hereinafter mentioned; thence

- (1) South 28 degrees 34 minutes 00 seconds West, along the Southeasterly line of Virginia Road, 75 feet to the division line between Lots 3 and 4, Block 136 said plan; thence
- (2) South 61 degrees 26 minutes 00 seconds East, along the division line between Lots 3 and 4, Block 136 said plan, 187.50 feet to a point; thence
- (3) North 28 degrees 34 minutes 00 seconds East, 75 feet to the division line between Lots 1 and 3, Block 136 said plan; thence
- (4) North 61 degrees 26 minutes 00 seconds West, along the division line between Lots 1, 2 and 3, Block 136 said plan, 187.50 feet to the Southeasterly line of Virginia Road and place of beginning.

Being Lot 3, Block 136, Plan of Lots, Dunwoody Downs, Map No. 1388.

NOTE FOR INFORMATION ONLY:

BEING Lot: 3, Block: 136; on the tax map of the Borough of Glassboro, County of Gloucester, State of New Jersey. (Lot and Block shown for information only.)

MAILING ADDRESS (FOR INFORMATION ONLY): 2 Virginia Rd, Glassboro, NJ 08028-2446

BEING THE SAME LAND AND PREMISES, which became vested in Robert W. Wear, by the following:

Robert W. Wear, by deed from Retained Realty, Inc., dated August 9, 2013, recorded August 19, 2013 in the Gloucester County Clerk's/Register's Office in Deed Book 5103, Page 251.

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 to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

BARGAIN AND SALE (Covenants as to Grantor's Acts)

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

Witnessed by:

ROBERT W. WEAR



STATE OF NEW JERSEY

SS.:

COUNTY OF Gloucester

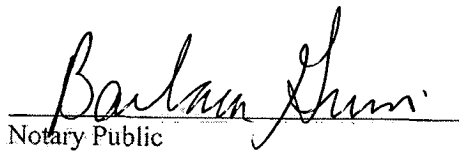
I CERTIFY that on this 24th day of November, 2017,

ROBERT W. WEAR

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 \$230,000.00

Sworn and subscribed to
before me this 24th day of November 2017


Notary Public

BARBARA J. GRIM
Notary Public of New Jersey
My Commission Expires 8/12/2021

Seal

WFG National Title Insurance Company

File Number: 213-35614

DB 5787
DOCKET# 00049248

130

SCHEDULE C ALTA COMMITMENT

LEGAL DESCRIPTION

ALL that certain tract or parcel of land, situated, lying and being in the Borough of Glassboro, County of Gloucester, State of New Jersey, more particularly described as follows:

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