



DOCKET#:10409 Type:ERX-Deed
PAGES:5

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1103379 09:55:10 AM

04/13/2023
DB 6838 232

Fee:\$ 70.00

CONSIDERATION:\$ 255,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	255.00	STATE :	637.50
NJAHTF :	157.50	EAA :	186.50
PHPFA :	127.50	GEN PURP	0.00
1% OVER	0.00		

REALTY TOTAL: \$ 1,364.00

GRANTEE ADDRESS: 9 SIRIUS COURT

SEWELL
NJ-08080

DOCUMENT DATE: 03/31/2023

MUNICIPALITY: WASHINGTON BLOCK: 82.12 LOT: 81

PARTIES:

FIRST PARTY-ELIZABETH OTT
ADDITIONAL PARTY-ELIZABETH CARTER
ADDITIONAL PARTY-KENNETH CARTER
SECOND PARTY-NICHOLAS A PILIGNO
ADDITIONAL PARTY-ROBYNN M PILIGNO

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 William G. Sokol, Esq.

DEED

This Deed is made: *March 31, 2023*

BETWEEN Elizabeth Ott, n/k/a Elizabeth Carter and Kenneth Carter, w/h, as joint tenants with right of survivorship, whose address is 9 Sirius Court, Sewell (Washington Township), NJ 08080, GRANTOR

AND Nicholas A. Piligno and Robynn M. Piligno, ^{H/W} whose address is 448 Radix Road, Williamstown, NJ 08094, GRANTEE

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

Transfer and Ownership: The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of TWO HUNDRED FIFTY FIVE THOUSAND DOLLARS (\$255,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference: (N.J.S.A. 46:15-2.1) Township of Washington, County of Gloucester, Block 82.12, Lot 81.

Property: 9 Sirius Court, Sewell (Washington Township), NJ 08080. The property consists of the land and all the buildings and structures on the land in the Township of Washington, County of Gloucester and State of New Jersey. The legal description is attached hereto as Schedule A.

Being: The same land and premises vested in Elizabeth Ott and Kenneth Carter, as joint tenants with the right of survivorship, by deed from Edwin Zamora, a married man, dated November 4, 2019, recorded November 12, 2019 in the Gloucester County Clerk/Register's Office in Deed Book 6192, Page 214.

The said Elizabeth Ott has since married the said Kenneth Carter and is now known as Elizabeth Carter.

Promises: 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 legal rights which effect 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.

American Land Title Association

Commitment for Title Insurance

Adopted 08-01-2016

Technical Corrections 04-02-2018

"Schedule A"

LEGAL DESCRIPTION

Foundation Title, LLC - Woodbury

a Policy Issuing Agent for First American Title Insurance Company

File No. 213-213503

All that certain tract or parcel of land, situated, lying and being in Washington Township, County of Gloucester, and State of New Jersey, more particularly described as follows:

Beginning at a point in the Northerly curved line of Sirius Court (a cul de sac); said point being measured in a general Northeastwardly, Northwardly and Northwestwardly direction said curved line of Sirius Court, a total distance of 262.41 feet from a point in the Northeasterly end of a reverse curve, connecting the Northwesterly curved line of Sirius Court (50 feet wide) with the Northeasterly line of Lunar Lane (50 feet wide); said connecting curve having a radius of 20 feet, said point also being in the division line between Lots 80 and 81, Block 82-L, on plan hereinafter, and from said point thence

- (1) In an Eastwardly direction, along said curved line of Sirius Court, curving to the right having a radius of 60 feet, an arc distance of 10.00 feet to a point in the division line between Lot 80 and 81, Block 82-L; thence
- (2) North 17 degrees 19 minutes 53 seconds East, along said division line, a distance of 7.88 feet to a point in the same thence
- (3) North 35 degrees 47 minutes 47 seconds East, still along said division line, a distance of 102.49 feet to a point in the division line between Lots 52, 53, 81 and 82, Block 82-L; thence
- (4) North 54 degrees 12 minutes 13 seconds West, along the division line between Lots 53 and 81, Block 82-L, a distance of 30.00 feet to a point in the division line between Lots 53, 54, 80 and 81, Block 82-L; thence
- (5) South 35 degrees 47 minutes 47 seconds West, along the division line between Lots 80 and 81, Block 82-L, a distance of 88.45 feet to a point; thence
- (6) South 6 degrees 41 minutes 43 seconds East, still along said division line, a distance of 34.52 feet to the point and place of beginning.

Being known as Lot 81, Block 82-L on Birches West, Section 13, prepared by Eugene L. Conway, dated March 27, 1974, duly filed in the Gloucester County on July 12, 1976 as Map No. 6-120B.

NOTE FOR INFORMATION:

BEING known as 9 Sirius Court, Washington Township, Gloucester County, State of New Jersey, Block 82.12, Lot 81 on the tax map of Washington Township.

NOTE FOR INFORMATION: The mailing address of the premises is 9 Sirius Court, Sewell, NJ 08080.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-09
Last Revised: 09/01/19

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

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Elizabeth Ott, n/k/a Elizabeth Carter and Kenneth Carter, w/h, as joint tenants with right of survivorship

Current Street Address

9 Sirius Court

City, Town, Post Office

Sewell

State

NJ

ZIP Code

08070

Property Information

Block(s)

82.12

Lot(s)

81

Qualifier

Street Address

9 Sirius Court

City, Town, Post Office

Sewell (Washington Township)

State

NJ

ZIP Code

08080

Seller's Percentage of Ownership

100

Total Consideration

\$255,000.00

Owner's Share of Consideration

\$255,000.00

Closing Date

3/31/2023

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

- ☒ 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.
- ☒ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
- ☐ 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.
- ☐ 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.
- ☐ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
- ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
- ☐ 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.
- ☐ 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.
- ☐ The property transferred is a cemetery plot.
- ☐ 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.
- ☐ 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.
- ☐ 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.

Date

3/31/2023

Signature (Seller)

Elizabeth Ott, n/k/a Elizabeth Carter

Indicate if Power of Attorney or Attorney in Fact

Date

3/31/2023

Signature (Seller)

Kenneth Carter

Indicate if Power of Attorney or Attorney in Fact

Witness Signature

Printed Name:

[Signature]

Witness Signature

Printed Name:

[Signature]

Elizabeth Ott, n/k/a

Eizabeth Carter

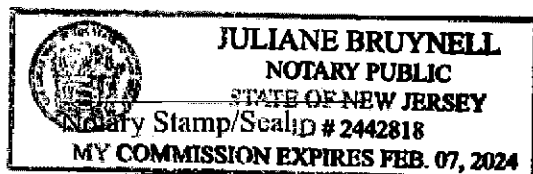
[Signature]

Kenneth Carter

[Signature]

State of New Jersey, County of Gloucester SS:

I Certify that on March 31 2023, Elizabeth Ott, n/k/a Eizabeth Carter and Kenneth Carter, w/h, as joint tenants with right of survivorship, personally came before me and acknowledged under oath, to my satisfaction, that this person (a) is named in and personally signed this Deed; (b) signed, sealed and delivered this Deed as his or her act and deed; and (c) made this Deed for \$255,000.00 as 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).



Notary Signature

[Signature]

DEED	DATE:
Elizabeth Ott, n/k/a Eizabeth Carter and Kenneth Carter, w/h, as joint tenants with right of survivorship, Grantor to Nicholas A. Piligno and Robynn M. Piligno, Grantee	Record and Return to: RECORD AND RETURN TO: FOUNDATION TITLE, LLC 57 EUCLID STREET WOODBURY, NJ 08096 213-213503