

DOCKET# 2338

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PAGES: 6

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1740 02:04:09 P.M.

01/10/2005
DB 3907 32

GLOUCESTER COUNTY RECORDING DATA PAGE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

80
C/E

CONSIDERATION: \$175,000.00		EXEMPT CODE: E	
County	State	N.P.N.R.F.	
\$.00	\$.00	\$.00	
P.H.P.F.A.	E.A.A.		
\$.00	\$.00		
GEN PURP	C) \$1M		Total
\$.00	\$.00		\$.00
NJGLDHE			
	Date: 1/10/2005		

RECORD & RETURN TO:

Congress

GLOUCESTER COUNTY RECORDING DATA PAGE
JAMES N. HOGAN, COUNTY CLERK



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
 (C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)

Josephine Mezis

Current Resident Address:

Street: 311 Holly Ave

City, Town, Post Office

Woodbury Heights

State

NJ

Zip Code

08097

PROPERTY INFORMATION (Brief Property Description)

Block(s)

10-01

Lot(s)

20

Qualifier

Street Address:

311 Holly Ave

City, Town, Post Office

Woodbury Heights

State

NJ

Zip Code

08097

Seller's Percentage of Ownership

100%

Consideration

175,000.00

Closing Date

1-7-05

SELLER ASSURANCES (Check the Appropriate Box)

1. ☐ I am a resident taxpayer 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 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.

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.

1-7-05

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

Deed

This Deed is made on JAN 7, 2005
 BETWEEN **JOSEPHINE MEZIS**, widow

whose post office address is

referred to as the Grantor,
 AND **VINCENT R. MEZIS** and **SHARON MEZIS**, H/W

whose post office address is 311 Holly Ave, Woodbury Heights, NJ

referred to as the Grantee.

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of ONE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$175,000.00)
 The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Borough of Woodbury Heights
 Block No. **10.01** Lot No. **20** Qualifier No. Account No.

☐ No lot and block or account number is available on the date of this Deed. (Check Box if Applicable.)

3. Property. The Property consists of the land and all the buildings and structures on the land in the Borough of Woodbury Heights
 County of Gloucester and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

BEING the same lands and premises which became vested in Vincent Raymond Mezis and Josephine Mezis, his wife, by Deed from Martin Egizi and Josephine Egizi, his wife, dated October 14, 1970, recorded October 15, 1970 in Deed Book 1190, Page 744.

SAID Vincent Raymond Mezis died on 10-19-1984
 whereupon title vested in his wife, Josephine Mezis by right of survivorship.

Prepared by: (print signer's name below signature)

William J. Golden

WILLIAM J. GOLDEN, ESQUIRE

(For Recorder's Use Only)

CONSIDERATION: \$175,000.00 EXEMPT CODE: E

County	State	N.P.N.R.F.	Total
\$.00	\$.00	\$.00	
P.H.P.F.A.	E.A.A.		
\$.00	\$.00		\$.00
GEN PURP	C) \$1M		
\$.00	\$.00		
HJGLDDE	Date: 1/10/2005		

The street address of the Property is: 311 Holly Avenue, Woodbury Heights, NJ.

4. 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).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed by:

_____ X *Josephine Mezis* (Seal)
JOSEPHINE MEZIS
_____ (Seal)

STATE OF NEW JERSEY, COUNTY OF Gloucester SS:
I CERTIFY that on Jan 7 2005

Josephine Mezis, widow

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; and,
(b) executed this Deed as his or her own act; and
(c) made this Deed for \$ 175,000.00 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.)

RECORD AND RETURN TO:
CHARGE & RETURN
Congress Title Corp.
57 Euclid Street
Woodbury, NJ 08096

Valer A Kaptin

Print name and title below signature

DARLENE A. KOPTIW
NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires July 26, 2009

5335203



DOCKET# 2338 DB 3907 P 36

Fidelity National Title
INSURANCE COMPANY**SCHEDULE C**
(Legal Description)

Commitment No.: 04-65335203

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Woodbury Heights, County of Gloucester, State of New Jersey:

BEGINNING at a point in the Northerly line of Holly Avenue, distant 757.81 feet Eastwardly from the Easterly end of a curve connecting the said Northerly line of Holly Avenue with the Easterly line of Second Street on a radius of 20 feet, said beginning point being in the division line between Lots 21 and 20, Block 10-A on plan hereinafter mentioned; thence

(1) Continuing Eastwardly along the Northerly line of Holly Avenue, North 82 degrees 31 minutes 20 seconds East, 75 feet to a point, said point being in the division line between Lots 20 and 19, block and plan aforesaid; thence

(2) North 07 degrees 28 minutes 40 seconds West, along the division line aforesaid 115 feet to a point; thence

(3) South 82 degrees 31 minutes 20 seconds West, 75 feet to a point in the division line between Lots 21 and 20; thence

(4) South 07 degrees 28 minutes 40 seconds East along the division line aforesaid 115 feet to the point and place of **BEGINNING**.

BEING Lot 20, Block 10-A, Plan of Highland Gardens, (Highland Gardens is now South Woods) made by John G. Reutter, P.E. and S.D. dated February 10, 1958, filed October 5, 1959.

BEING Lot 20, Block 10.01 on the Tax Map.

NC1645 - Affidavit of
Consideration or Exemption
RTF-1 (Rev. 2/1/2000)
P11/03

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

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To Be Recorded With Deed Pursuant to c. 49, P.L. 1968

CONSIDERATION: \$175,000.00 EXEMPT CODE: E

STATE OF NEW JERSEY

} SS.

COUNTY OF _____

County	State	N.P.N.R.F.	Total
\$0.00	\$0.00	\$0.00	
P.H.P.F.A.	E.A.A.		
\$0.00	\$0.00		\$0.00
GEN PURP	C) \$1M		
\$0.00	\$0.00		
MJGLDOME			
Date: 1/10/2005			

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, Josephine Mezis, being duly sworn according to law upon his/her oath deposes and says that

(Name)

he/she is the Grantor in a deed dated _____

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 10.01 Lot No. 20

located at 311 Holly Avenue, Woodbury Heights, Gloucester County, New Jersey

(Street Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 175,000.00

(3) FULL EXEMPTION FROM FEE

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(j) Between husband and wife or parent and child.

(4) PARTIAL EXEMPTION FROM FEE

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 (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

A. SENIOR CITIZEN (See Instruction #8)

- ☐ Grantor(s) 62 years of age or over.*
☐ One- or two-family residential premises.

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ Owners as joint tenants must all qualify except in the case of a spouse.

B. BLIND (See Instruction #8)

- ☐ Grantor(s) legally blind.*
☐ One- or two-family residential premises.
☐ Owned and occupied by grantor(s) at time of sale.
☐ No owners as joint tenants other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8)

- ☐ Grantor(s) permanently and totally disabled.*
☐ One- or two-family residential premises.
☐ Receiving disability payments.
☐ Not gainfully employed.
☐ No owners as joint tenants other than spouse or other qualified exempt owners.

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY

C. LOW AND MODERATE INCOME HOUSING (See Instruction #8)

- ☐ Affordable According to HUD Standards.
☐ Reserved for Occupancy.
☐ Meets Income Requirements of Region.
☐ Subject to Resale Controls.

D. NEW CONSTRUCTION (See Instruction #9)

- ☐ Entirely new improvement.
☐ Not previously occupied.
☐ Not previously used for any purpose.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and sworn to before me
this 7 day of Jan

Josephine Mezis
Signature of Deponent
JOSEPHINE MEZIS
311 Holly Avenue
Woodbury Heights, NJ
Address of Deponent

Josephine Mezis
Name of Grantor
311 Holly Avenue
Woodbury Heights, NJ
Address of Grantor at Time of Sale

DARLENE A. KOPTIW
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 26, 2009

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____