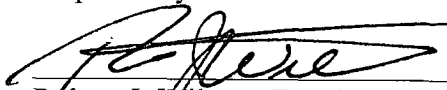


313.30285- 78
Consideration: 305,000.00 Tax/Code: 5
County: 305.00 State: 762.50
NJAHF: 232.50 PHFA: 152.50
EAA: 201.50
GenPur: .00
C) \$1M: .00
REALTY TOTAL: 1,754.00

60 2014 00030575



Prepared By:


Robert J. Wiltsee, Esquire

Docket: 00030575
Type: DEE Pages: 4
James N. Hogan, Gloucester County Clerk
Receipt #: 368001 11:49:57A Sep 05, 2014
Recording Fee: 70.00 DB 5230 1

DEED

This Deed is made on

9/3/14

BETWEEN BARTOLA LINA SCARPACI f/k/a Bartola Lina Nichols

whose address is 317 Clems Run, Mullica Hill, NJ 08062

referred to as Grantor.

AND DAVID DEBEAR

whose post office address is 317 Clems Run, Mullica Hill, NJ 08062

referred to as Grantee.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to Grantee. This transfer is made for the sum of **THREE HUNDRED FIVE THOUSAND (\$305,000.00) DOLLARS**

Tax Map Reference. (N.J.S.A. 46:26A-3) Municipality of Township of Harrison

Block No. 33 Lot No. 9.11 Account No.

☐ 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 the Township of Harrison, County of Gloucester and State of New Jersey. The legal description is:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same land and premises which became vested in Bartola Lina Scarpaci, f/k/a Bartola Lina Nichols, by Deed from Wayne F. Nichols, Sr. and Bartola Lina Nichols, n/k/a Bartola Lina Scarpaci, dated September 17, 1999, recorded September 20, 1999, in the Gloucester County Clerk's/Register's Office in Deed Book 3038 at Page 15.

AND ALSO BEING the same land and premises which became vested in Wayne F. Nicholas and Bartola Lina Nichols, his wife, by Deed from Howard C. Pennell, Jr. and Madelyn R. Pennell, his wife, dated December 31, 1986, recorded January 6, 1987, in the Gloucester County Clerk's/Register's Office in Deed Book 1567 at Page 341.

SUBJECT to all easements, ordinances and restrictions of record.

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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:



 (Seal)
BARTOLA LINA SCARPACI
f/k/a Bartola Lina Nichols

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

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Names(s)

Bartola Lina Scarpaci f/k/a Bartola Lina Nichols

Current Resident Address:

Street:

City, Town, Post Office

State

Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

33

9.11

Street Address:

317 Clems Run

City, Town, Post Office

Mullica Hill

State

NJ

Zip Code

08062

Seller's Percentage of Ownership

100%

Consideration

\$ 305,000 -

Closing Date

9/3/14

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

1. ☐ I am a resident taxpayer (individual, estate, or trust) 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 an 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 (see instructions).
- ☐ No non-like kind property received.
8. ☐ Transfer 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 property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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. By checking this box ☐ I certify that the 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

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

WFG National Title Insurance Company

File Number: 213-30285 DE 5230
BOOKET# 00030575

3

SCHEDULE C ALTA COMMITMENT

LEGAL DESCRIPTION

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

BEGINNING at a point in the center line of Clems Run, f/k/a Ewan Road, (also known as Richwood-Aura Road), 49.50 feet wide) distant 584.15 feet Northwardly from the intersection of the center line of Clems Run with the intersection of the center line of the Harrisonville-Richwood Road (33 feet wide); thence

(1) North 18 degrees 59 minutes 38 seconds West along the center line of Clems Run 125 feet to a point corner to lands now or formerly of Starling; thence

(2) North 73 degrees 16 minutes 54 seconds East along lands now or formerly of Starling 663.18 feet to a point in the line of lands now or formerly of Hoshowsky; thence

(3) South 17 degrees 14 minutes 03 seconds East along lands now or formerly of Hoshowsky 43.58 feet to a point for a corner; thence

(4) North 73 degrees 35 minutes 38 seconds East still along lands now or formerly of Hoshowsky 15.73 feet to a point corner to lands now or formerly of A. Sandone; thence

(5) South 15 degrees 44 minutes 35 seconds East along lands now or formerly of A. Sandone 81.25 feet to a point for a corner; thence

(6) South 73 degrees 16 minutes 54 seconds West 673.66 feet to the point and place of Beginning.

NOTE: Being Lot: 9.11, Block: 33; Tax Map of the Township of Harrison, County of Gloucester, State of New Jersey.

NOTE FOR INFORMATION ONLY: Mailing Address is 317 Clems Run, Mullica Hill, NJ 08062-2853

NOTE: Lot and Block shown for informational purposes only.

STATE OF NEW JERSEY, COUNTY OF *G' Louiest* SS.:

I CERTIFY that on

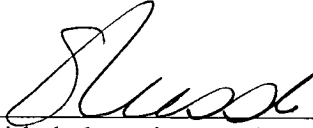
9/2/14

BARTOLA LINA SCARPACI f/k/a Bartola Lina Scarpaci 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 or her act and Deed; and

(c) made this Deed for \$305,000.00 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. 46:26A-3.)



(print name and title below signature)

SHARON L. KESSLER

Notary Public of New Jersey

My Commission Expires September 18, 2018

DEED

BARTOLA LINA SCARPACI

Record and Return to:

TO

DAVID dEBEAR