

40
213.32721

Consideration: 207,000.00 Tax/Code: B
County: 207.00 State: .00
NJAHF: 85.50 PHPFA: .00
EAA: .00
GenFur: .00
C) \$1M: .00 REALTY TOTAL: 292.50
Prepared by: Stephen H. Joseph
Stephen H. Joseph, Esq.

**DEED OF BARGAIN AND SALE WITH COVENANTS AS TO
GRANTOR'S ACTS**

RECORD & RETURN TO:
FOUNDATION TITLE, LLC
57 EUCLID STREET
WOODBURY, NJ 08096
(609) 863-9083

This Deed is made on February 19, 2016

BETWEEN

Deborah C. Francese and Nicholas Carchidi who reside at 225 Carson Avenue, Gibbstown, NJ 08027, referred to as the Grantor,

AND

Kenneth E. Chew who resides at 259 Ashton Drive, Gibbstown, NJ 08027, referred to as the Grantee.

The word "Grantee" shall mean all Grantees listed above.

Transfer of 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 Seven Thousand 00/100 (\$207,000.00) Dollars**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46: 15-1) Township of Greenwich, County of Gloucester

Block No. 236 Lot 10 Account Nos.

☐ No property tax identification number is available on the date of this Deed.
(check box if applicable)

Property. The property consists of the land in the Township of Greenwich, County of Gloucester and State of New Jersey.

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Being the same land and premises which became vested in Nicholas Carchid and Deborah C. Francese, Joint Tenants with Right of Survivorship, by Deed from Deborah C. Francese dated May 1, 2014, recorded August 19, 2014 in the Gloucester County Clerk's Office in Liber/Book 5224, Page/Folio 137 et seq.

Also Being Lot 1, Block G, Plan of Carson Estate, Section 1, Map #1242.

Also known as 225 Carson Avenue, Gibbstown, NJ 08027-1435.

60 2016 00008331



Docket: 00008331
Type: DEE Pages: 5
James N. Hosany, Gloucester County Clerk
Receipt #: 512670 02:52:11P Mar 04, 2016
Recording Fee: 80.00 DB 5438 63



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Nicholas Carchidi and Deborah C. Francese

Current Resident Address:

Street: **225 Carson Ave**

City, Town, Post Office
Gibbstown

State
NJ

Zip Code
08027-1435

PROPERTY INFORMATION

Block(s)

Lot(s)

Qualifier

236

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Street Address:

225 Carson Ave

City, Town, Post Office
Greenwich

State
NJ

Zip Code
08027-1435

Seller's Percentage of Consideration
Ownership
100% **\$207,000.00**

Owner's Share of Consideration

Closing Date
February 19, 2016

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-Residents)

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 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.

2/19/2016

Date

Nicholas Carchidi

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

2/19/2016

Date

Deborah C. Francese

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

DE 5433
DUCKET 0008331

WFG National Title Insurance Company

File Number: 213-32721

SCHEDULE C ALTA COMMITMENT

LEGAL DESCRIPTION

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

Beginning at a point in the Westerly edge of a 50 feet wide street known as Carson Avenue, said point being corner to Lot No. 2, Block G as shown on Plan of Section No. 1 of Carson Estate, by Earl R. Davis, P.E. & L.S. dated October 1958; thence

- (1) Along the division line between Lots 1 and 2, Block G, South 67 degrees 26 minutes West, 146.47 feet to the Northeasterly edge of a 50 feet wide street known as Daniel Avenue; thence
- (2) Along the Northeasterly edge of Daniel Avenue, South 49 degrees 26 minutes 40 seconds East 240.28 feet to the Northwesterly end of the rounded corner at the intersection of Daniel and Carson Avenue; thence
- (3) Around said rounded corner, on a curve to the left with a radius of 20 feet, an arch distance of 53.45 feet to a point of tangency; thence
- (4) Along the Westerly edge of Carson Avenue, North 22 degrees 34 minutes West, 205.28 feet to the place of Beginning.

Being Lot 1, Block G, Plan of Carson Estate, Section 1, Map #1242.

NOTE: Being Lot: 10, Block: 236; Tax Map of the Township of Greenwich, County of Gloucester, State of New Jersey.

NOTE FOR INFORMATION ONLY: Mailing Address is 225 Carson Ave, Gibbstown, NJ 08027-1435

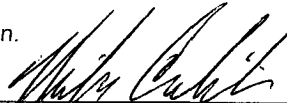
NOTE: Lot and Block shown for informational purposes only.

DE 54-32
DOCKET# 00008331

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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 first above written.



Nicholas Carchidi, Grantor



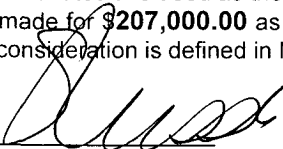
Deborah C. Francese, Grantor

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER SS.:

I CERTIFY that on February 19, 2016

Nicholas Carchidi and Deborah C. Francese personally came before me and stated under oath to my satisfaction that:

- (a) they are named as the Grantor in this deed;
- (b) they personally executed this deed as their voluntary act;
- (c) this deed was made for **\$207,000.00** 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).



Notary Public

SHARON L. KESSLER
Notary Public of New Jersey
My Commission Expires September 18, 2018

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY GLOUCESTERMUNICIPALITY OF PROPERTY LOCATION GIBBSTOWN

} SS. County Municipal Code

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

*Use symbol "C" to indicate that fee is exclusively for county use.

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

Deponent, NICHOLAS CARCHIDI & DEBORAH C. F. being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the GRANTOR in a deed dated FEBRUARY 19, 2016 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)real property identified as Block number 236 Lot number 10 located at
225 CARSON AVENUE, GIBBSTOWN, NJ08027 and annexed thereto.
(Street Address, Town)(2) CONSIDERATION \$ 207,000.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(Instructions #5A and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

\$ _____ ÷ _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

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. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☒ 62 years of age or over. (Instruction #9 on reverse side for A or B)
- B. BLIND PERSON Grantor(s) ☐ legally blind or;
- DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*
- Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
- ☒ Owned and occupied by grantor(s) at time of sale. ☒ Resident of State of New Jersey.
- ☒ One or two-family residential premises. ☒ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
- ☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.
- ☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
- ☐ No contributions to capital by either grantor or grantee legal entity.
- ☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 19 day of FEBRUARY, 20 16

SHARON L. KESSLER

Notary Public of New Jersey

My Comm. Expires September 18, 2018

Deborah C. Francese DEBORAH C. FRANCESE
Signature of Deponent Grantor Name

1222 OLDMANS CREEK RD.

Deponent Address

WOOLWICH, NJ 08085

Grantor Address at Time of Sale

xxx-xxx-246

Last three digits in Grantor's Social Security Number

Foundation Title
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

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

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at:

www.state.nj.us/treasury/taxation/lpt/localtax.shtml.

DEBORAH C. FRANCESE
DOCKET# 00008331

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