



DEED
New construction

Docket: 00040235
Type: DEE Pages: 5
James N. Hogan, Gloucester County Clerk
Receipt #: 80982 02:50:29P Nov 16, 2011
Recording Fee: 80.00 DB 4917 325

THIS Deed is made on June 2, 2011
Delivered 11-9-11

BETWEEN Bruce Paparone, Inc., a New Jersey Corporation

Whose post office address is:
702 N. White Horse Pike, Stratford, NJ 08084
referred to as the GRANTOR,

AND Dominic DiDonato and Renee DiDonato, husband and wife

Whose post office address is about to be:
2 Elk Court, Sewell, NJ 08080
referred to as the GRANTEE,

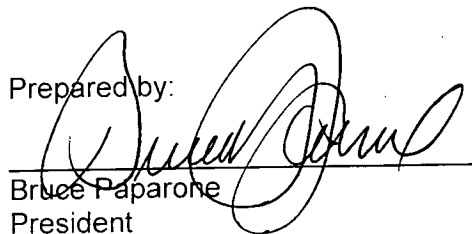
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

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 of the sum of (\$510,996.00) -----
Five Hundred Ten Thousand Nine Hundred Ninety-Six Dollars and no/100
2. **Tax Map Reference.** (N.J.S.A. 46: 15-1.1):
Municipality: Washington Township Block No.: 19 Lot No.: 10.06
3. **Property.** 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:

X. Please see attached Legal Description annexed hereto and made part thereof.

Being the same land which became vested in Bruce Paparone, Inc., a New Jersey Corporation, by Deed from Group Ten Builders, Inc.

Prepared by:


Bruce Paparone
President

Consideration:	510,996.00	Tax/Code:	D
County:	511.00	State:	.00
NJAHF:	1,519.00	PHPFA:	255.50
EAA:	1,075.30		
GenPur:	919.80		
C) \$1M:	.00	REALTY TOTAL:	4,280.60

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)

Name(s)

BRUCE PAPARONE, INC., A NEW JERSEY CORPORATION

Current Resident Address:

Street: 702 N. WHITE HORSE PIKE

City, Town, Post Office

STRATFORD

State

NJ

Zip Code

08084

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

19

10.06

Street Address:

2 ELK COURT

City, Town, Post Office

SEWELL

State

NJ

Zip Code

08080

Seller's Percentage of Ownership

100%

Consideration

\$510,996.00

Closing Date

11-9-11

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 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.

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.

6/2/11

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

LEGAL DESCRIPTION

Land and premises situate in the Township of Washington, County of Gloucester and State of New Jersey, being more particularly described as follows:

BEING Lot 10.06, Block 19 as shown on the final plan of lots, "Watson Tract", filed January 17, 2006 in the Gloucester County Clerk's Office as Map No. 4117.

SHOWN FOR INFORMATION ONLY: Being commonly known as 2 Elk Court, Washington Township (Sewell, post office), NJ 08080; and Being Lot 10.06, Block 19 on the tax map of the Township of Washington.

DEED

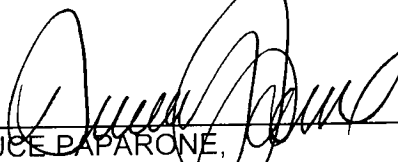
89701
American Title Abstract Corp.
137 Greentree Rd.
Turnersville, NJ 08012

The Street Address of the Property is:
2 Elk Court, Sewell, NJ 08080

4. **Promised 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 effect 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:
Corporation

Bruce Paparone, Inc., a New Jersey

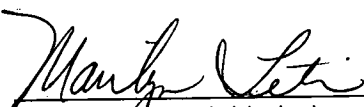


BRUCE PAPARONE,
PRESIDENT

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER

I CERTIFY THAT ON June 2, 2011
BRUCE PAPARONE
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;
- (b) was authorized to and did execute this Deed as President of Bruce Paparone, Inc., a New Jersey Corporation
- (c) Made this Deed for \$510,996.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in the N.J.S.A. 46:15-5).



Print name and title below signature

MARILYN TETI
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 9/13/2015

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

GLOUCESTER

0818

} 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.

MUNICIPALITY OF PROPERTY LOCATION WASHINGTON TOWNSHIP

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

Deponent, KATHLEEN COMPTON, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the TITLE COMPANY in a deed dated 11-9-11 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 19 Lot number 10.06 located at
2 ELK COURT, SEWELL, NJ 08080 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 510,996.00 (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 9 day of NOV, 20 11

SCOTT P. NEWMAN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 27, 2016

Kathleen Compton
Signature of Deponent
137 GREENTREE ROAD
Deponent Address

BRUCE PAPARONE INC
Grantor Name
702 N. WHITE HORSE PIKE
Grantor Address at Time of Sale

XXX-XXX- 0 8 1
Last three digits in Grantor's Social Security Number

AMERICAN TITLE ABSTRACT
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