



**Ocean County
Document Summary Sheet**

OCEAN COUNTY CLERK
PO BOX 2191
COURTHOUSE
TOMS RIVER NJ 08754

INSTR # 2024028331
OR BK 19660 PG 952
RECORDED 04/18/2024 09:34:52 AM
SCOTT M. COLABELLA, COUNTY CLERK
OCEAN COUNTY, NEW JERSEY
RECORDING FEES 75.00
REALTY TRANSFER TAX 4,127.00
Official Use Only

Transaction Identification Number

7112264

8688604

Submission Date(mm/dd/yyyy)

04/18/2024

No. of Pages (excluding Summary Sheet)

4

Recording Fee (excluding transfer tax)

\$75.00

Realty Transfer Tax

\$4,127.00

Total Amount

\$4,202.00

Document Type

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE

Municipal Codes

OCEAN TOWNSHIP

21

Batch Type L2 - LEVEL 2 (WITH IMAGES)

1207880

Return Address (for recorded documents)

UNIVERSITY TITLE INSURANCE AGENCY

665 MILL CREEK ROAD
MANAHAWKIN, NJ 08050

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF OCEAN COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Ocean County
Document Summary Sheet**

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
	Consideration	\$495,000.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	04/10/2024				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		WILLIAM WIGHT			114 STILLWATER ROAD, BARNEGAT, NJ 08005	
		DEBRA WIGHT			114 STILLWATER ROAD, BARNEGAT, NJ 08005	
	GRANTEE	Name			Address	
		MICHAEL PATANELLA			2A BRYAN COURT, WAYNE, NJ 07470	
		MARIE-ANN PATANELLA			2A BRYAN COURT, WAYNE, NJ 07470	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
RESIDENTIAL PROPERTY (1 - 4 FAMILY)	21	272	448		21	

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103-Deed-Bargain/Sale

PREPARED BY:


THOMAS C. MC COY, ESQUIRE

This Deed made on 4/10, 2024

BETWEEN WILLIAM WIGHT and DEBRA WIGHT, husband and wife,

whose address is 114 Stillwater Road, Barnegat, NJ 08005,

referred to as the Grantor,

AND MICHAEL PATANELLA and MARIE-ANN PATANELLA,
husband and wife,

whose address is 2A Belgian Court, Wayne, NJ 07470

referred to as the 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 the Grantee. This transfer is made for the sum of **FOUR HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$495,000.00) DOLLARS**——. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of **OCEAN TOWNSHIP** Block No. **272** Lot No. **448** 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 **OCEAN**, County of **OCEAN** and State of New Jersey. The legal description is:

SEE SCHEDULE A-5 ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same premises conveyed to William Wight and Debra Wight, husband and wife, by Deed from Edward F. Kasko, Jr., dated September 2, 2022, and recorded September 7, 2022, in the Ocean County Clerk/Register's Office in Deed Book 19156, Page 1628.



**SCHEDULE A-5
REVISED LEGAL DESCRIPTION**

Issuing Office File No. UTA240120-BU

ALL THAT CERTAIN LOT, tract or parcel of land and premises situate, lying and being in the Township of Ocean, County of Ocean and State of New Jersey, bounded and described as follows:

BEGINNING at a point in the Southeasterly Right of Way line of Stillwater Road (50' wide), said point being South 36 degrees 38 minutes 07 seconds West, 240.00 feet from the intersection of the Southeasterly Right of Way Line of Stillwater Road and the Southwesterly Right of Way Line of Tuscarora Avenue, and from said point running:

- 1) South 53 degrees 21 minutes 53 seconds East, 100.00 feet to a point in the Northwesterly line of a Cove Lagoon; thence
- 2) Along the Northwesterly line of a Cove Lagoon, South 36 degrees 38 minutes 07 seconds West, 75.00 feet to a point; thence
- 3) North 53 degrees 21 minutes 53 seconds West, 100.00 feet to a point in the Southeasterly Right of Way line of Stillwater Road; thence
- 4) Along the Southeasterly Right of Way line of Stillwater Road, North 36 degrees 38 minutes 07 seconds East, 75.00 feet to the POINT AND PLACE OF BEGINNING.

BEING KNOWN AS LOT 448, in Block 272 as shown on a certain map or plan entitled "Final Subdivision map of Pebble Beach, Bay Section", Ocean Township, Ocean County, New Jersey", and filed in the Ocean County Clerk's Office on January 26, 1972 as Map F-98.

Also being known as Lot 448 in Block 272, as shown on the current Tax Assessment Maps of Ocean Township, Ocean County, New Jersey.

Commonly known as 114 Stillwater Road.

This description was prepared in accordance with a Survey made by Land Line Surveyors (John M. Lis, PLS), dated April 8, 2024.

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

William Wight and Debra Wight, husband and wife

Current Street Address

4 Gull Court

City, Town, Post Office

Forked River

State

NJ

ZIP Code

08731

Property Information

Block(s)

272

Lot(s)

448

Qualifier

Street Address

114 Stillwater Road

City, Town, Post Office

Barnegat (Ocean Township)

State

NJ

ZIP Code

08005

Seller's Percentage of Ownership

100

Total Consideration

\$495,000.00

Owner's Share of Consideration

\$495,000.00

Closing Date

4/15/2024

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

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.
15. ☐ 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.
16. ☐ 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

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

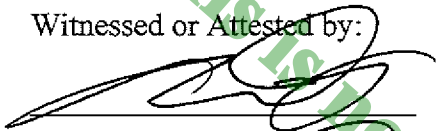
Indicate if Power of Attorney or Attorney in Fact

The street address of the property is: 114 Stillwater Road
Barnegat, New Jersey 08758

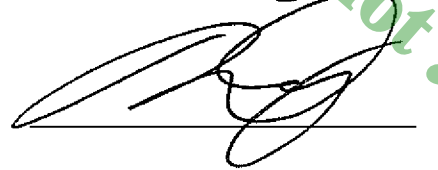
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to Grantor's Acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as 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 or Attested by:



WILLIAM WIGHT (Seal)



DEBRA WIGHT (Seal)

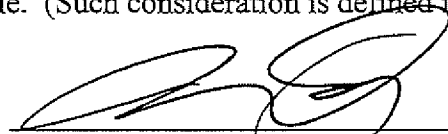
STATE OF NEW JERSEY, COUNTY OF OCEAN

SS.:

I CERTIFY that on 4/10, 2024

WILLIAM WIGHT and DEBRA WIGHT personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- is named in and personally signed this Deed;
- signed, sealed and delivered this Deed as his or her act and Deed; and
- made this Deed for **\$495,000.00**— 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).



(Print name and title below signature)

THOMAS C. MCCOY
ATTORNEY AT LAW
STATE OF NEW JERSEY