

Deed Quitclaim



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

[Handwritten Signature]

David Rappaport, Esq.

DEED

This Deed is made on August 19, 2010

BETWEEN

Vincent Vinci and Joyce Vinci, his wife

whose address is: 18 Washington Ave, Aberdeen, NJ 07747-1057

Grantor.

referred to as the

AND

Vincent Vinci and Joyce Vinci, his wife and Jose Luis Veliz

whose address is: 18 Washington Ave, Aberdeen, NJ 07747-1057

referred to as the Grantee.

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

Transfer and Ownership. The grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of \$1.00.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Aberdeen, Block No. 265, Lot No. 1; , Account No.

No property tax identification number is available on the date of this deed. (Check box if applicable).

BEING the same premises conveyed to Vincent Vinci and Joyce Vinci, his wife, by deed from Maria Rose Vinci, widowed, dated May 30, 1986, recorded August 1, 1986 in the Monmouth County Clerk's/Register's Office in Deed Book 4676, Page 580. Deed Re Recorded August 1, 1986 in Deed Book 4676, Page 584.

Property. The property consists of the land and all the buildings and structures on the land in the Township of Aberdeen, County of Monmouth, State of New Jersey, and State of New Jersey. The legal description is:

TOTAL PAID \$100.00
COUNTY RECORDING FEES \$100.00
Total Pages: 7
PAGE: 2520
BOOK: 08-8851
11:36:23 AM
SEP 24, 2010
RECORDED ON
2010088765
INSTRUMENT NUMBER
MONMOUTH COUNTY, NJ
M CLARE FRENCH, CTY CLK

Not Certified Copy



**First American
Title Insurance Company**

File Number: SRT-2311

**SCHEDULE C
LEGAL DESCRIPTION**

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Aberdeen, County of Monmouth, State of New Jersey:

TRACT 1:

BEING known and designated as Lot 18 and 31 on a certain map entitled "Map of Building Lots" and filed in the County Clerk's Office July 10, 1882 as Case No. 20-14.

Being more particularly described as follows:

BEGINNING at the intersection of the Southerly line of Washington Street with the Easterly line of an unnamed street and from said beginning point running thence

- (1) Southeasterly along the said Southerly line of Washington Street 53.7 feet to an angles in the same; thence
- (2) Still along the said line of Washington Street 33 feet to the Northerly corner of Lot No. 17 on the aforesaid map and lands now or formerly of Dominick Poppo; thence
- (3) Along the Northwesterly line of said Lot 17 and land now or formerly of Poppo in a Southwesterly direction 132 feet to the Northeasterly line of Lot No. 32 on said map; thence
- (4) In a Northwesterly direction along the same 33 feet to an angle in said line of Lot No. 32; thence
- (5) Still along said Northeasterly line of Lot 32, 17.2 feet in a Northwesterly direction to the Southeasterly line of said unnamed street; thence
- (6) Along the same in a Northeasterly direction 126.11 feet to the point and place of Beginning.

TRACT 2:

BEGINNING at the rear corner common to Lots 17 and 18 as shown on Map of Building Lots situate near Matawan, New Jersey, belonging to C.W. Fountain and J.H. Horner, surveyed and mapped May 25, 1870, by Alfred Walling, Jr., thence

- (1) North 36 degrees 35' West as the magnetic needle pointed May 1954, along the rear of said Lot No. 18 a distance of 33 feet to the rear corner common to Lots 18 and 31 and distant 132 feet measured at right angles from Washington Avenue; thence
- (2) North 52 degrees 43'30" West along the rear of Lot 31 and at right angles to an unnamed street a distance of 17.2 feet to the Southeasterly edge of the same; thence



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)

Vincent Vinci

Current Resident Address:

Street: **18 Washington Ave**

City, Town, Post Office
Aberdeen

State
NJ

Zip Code
07747-1057

PROPERTY INFORMATION (Brief Property Description)

Block(s)
265

Lot(s)
1

Qualifier

Street Address:

18 Washington Ave

City, Town, Post Office
Aberdeen

State
NJ

Zip Code
07747-1057

Seller's Percentage of Ownership
50%

Consideration
\$1.00

Closing Date
August 19, 2010

SELLER ASSURANCES (Check the Appropriate Box)

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 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.
8. Transfer by an executor of 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 interstate 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.

8/19/2010
Date

Vincent Vinci
Signature

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

Date

Signature

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



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)
Joyce Vinci

Current Resident Address:
Street: **18 Washington Ave**

City, Town, Post Office	State	Zip Code
Aberdeen	NJ	07747-1057

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
265	1	

Street Address:
18 Washington Ave

City, Town, Post Office	State	Zip Code
Aberdeen	NJ	07747-1057

Seller's Percentage of Ownership	Consideration	Closing Date
50%	\$1.00	August 19, 2010

SELLER ASSURANCES (Check the Appropriate Box)

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 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.
8. Transfer by an executor of 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 interstate 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.

8/19/2010
Date

Joyce Vinci
Signature

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

Date

Signature

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

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 Camden } SS. County Municipal Code 1301
MUNICIPALITY OF PROPERTY LOCATION Aberdeen

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, David Rappoport, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Title Company Officer in a deed dated 8/19/10 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 265 Lot number 1 located at 18 Washington Ave Mantawan, NJ 07747 and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 1 (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.

Consideration less than 100

(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 August, 2010

Lauren C. Howlby

LAUREN C. HOWLBY
NOTARY PUBLIC STATE OF NEW JERSEY
MY COMMISSION EXPIRES 6/8/2014

Signature of Deponent [Signature]
Deponent Address 226 Haddonfield Cherry Hill
Last three digits in Grantor's Social Security Number 368

Grantor Name Jose Luis Veliz
Grantor Address at Time of Sale 18 Washington Ave Mantawan, NJ
Name/Company of Settlement Officer _____

FOR OFFICIAL USE ONLY	
Instrument Number	County _____
Deed Number	Book _____ Page _____
Deed Dated	Date Recorded _____

Deed Quitclaim

Type of Deed. This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

Signatures. The Grantor signs this Deed as of date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by: **LAUREN C. HOWLEY** *Vincent Vinci* (SEAL)
NOTARY PUBLIC STATE OF NEW JERSEY Vincent Vinci
Lauren Howley **Lauren Howley (Notary Public)** *Joyce Vinci* (SEAL)
MY COMMISSION EXPIRES 6/8/2014 Joyce Vinci

STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS:

I CERTIFY that on August 19, 2010 .

Vincent Vinci and Joyce Vinci 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 \$ 1.00 as 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.)

Lauren Howley
Lauren Howley (Notary Public)

LAUREN C. HOWLEY
NOTARY PUBLIC STATE OF NEW JERSEY
MY COMMISSION EXPIRES 6/8/2014

Not Certified Copy

Deed Quitclaim

DEED	<u>DATED August 19, 2010</u>
<i>Vincent Vinci and Joyce Vinci</i> <i>Grantor,</i> TO <i>Vincent Vinci, Joyce Vinci and Jose Luis Veliz,</i> <i>Grantee</i>	<i>Record and return to:</i> RR SUMMIT RIDGE TITLE AGENCY 226 HADDONFIELD ROAD, ST 300 CHERRY HILL, NJ 08002

Not Certified Copy