

6.07
5
83.

Consideration	: \$475,000.00
Realty Transfer Fee	: \$3,935.00
State Portion	: \$2,735.00
County Portion	: \$712.50
Municipality Portion	: \$487.50



14-021692 Deed > 350,000
V Bk: 01647 Pg: 1681-1685 Rec. Fee \$83.00
John S. Hogan, Bergen County Clerk
Recorded 04/07/2014 09:19:08 AM

DEED

Prepared By: 

Karen A. Beerbower

This Deed is made on

March 31, 2014,

BETWEEN

**MICHELE M. GUSCIORA, TRUSTEE OF THE REVOCABLE
AGREEMENT OF TRUST OF RUTH G. CALABRESE DATED NOVEMBER
30, 2001**

whose address is 49 Roehrs Avenue, Wallington New Jersey 07057 referred to as the Grantors,

AND

ANNA C. KAZIMIR, MARRIED

whose address is about to be 114 Rochelle Avenue, Rochelle Park, New Jersey 07662 referred to as the Grantees.

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 Grantees. This transfer is made for the sum of **FOUR HUNDRED SEVENTY FIVE THOUSAND DOLLARS (\$475,000.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Township of Rochelle Park
Block 13, Lot(s) 1 and 5

Property. The property consists of the land and all the buildings and structures on the land in the Township of Rochelle Park, County of Bergen and State of New Jersey. The legal description is as follows:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being known as and by street number 114 Rochelle Avenue, Rochelle Park, NJ
07662

Being the same premises conveyed by deed from Ruth C. Calabrese to Michele M. Gusciora, Trustee, as the same may hereafter be modified, amended or altered, dated August 18, 2004, recorded September 16, 2004 in Deed Book 8724, page 668.

Subject to easements and restrictions of record, if any, and such state of facts as an accurate survey may disclose.

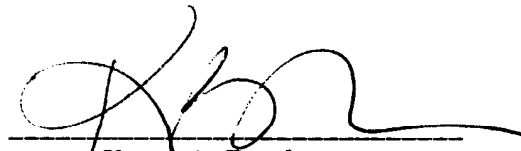
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to Grantor's acts (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as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

Signatures. This Deed is signed by the Grantor as of the date at the top of the first page.


MICHELE M. GUSCIORA,
TRUSTEE OF THE REVOCABLE
AGREEMENT OF TRUST OF
RUTH G. CALABRESE DATED
NOVEMBER 30, 2001

STATE OF NEW JERSEY)
 ss.:
COUNTY OF BERGEN)

BE IT REMEMBERED, that on this 31 day of March, 2014, before me, the subscriber, personally appeared Michele M. Gusciora, Trustee of the Revocable Agreement of Trust of Ruth G. Calabrese dated November 30, 2001 who I am satisfied, is person named in and who executed the within Instrument, and thereupon she acknowledged that she signed, sealed and delivered the same as her act and deed and that the full and actual consideration paid or to be paid for the transfer of title is \$475,000 (Such consideration is defined in N.J.S.A. 46:15-5).


Karen A. Beerbower
Attorney at Law of New Jersey

Record and Return to:
Ralph W. Chandless, Jr. Esq.
Chandless, Weller & Kramer
237 Boulevard #B
Hasbrouck Heights, NJ 07604

SCHEDULE A -- ITEM NO. 4 - RIDER

Order No. H14-0064

FIRST BERGEN:

BEGINNING at the point of intersection formed by the Easterly side of Rochelle Avenue with the southerly side of Park Way and running; thence

- (1) Easterly and along the southerly side of Park Way one hundred twenty-five (125) feet; thence
- (2) Southerly and at right angles to Park Way, or nearly so, ninety-six and eight tenths (96.8) feet, more or less; thence
- (3) Westerly one hundred twenty-one and ninety-three hundredths (121.93) feet, more or less, to the easterly side of Rochelle Avenue; thence
- (4) Northerly and along the easterly side of Rochelle Avenue, eighty-six and six tenths (86.6) feet more or less, to the point or place of BEGINNING.

BEING also known as Lots Nos. 1, 2, 3 and 4 in Block A on "Map of Becker Property Rochelle Park, Bergen County, N.J., Alfred W. Williams, Civil Engineer & Surveyor, July 1916, Filed January 29, 1925, No 1960.

SECOND TRACT:

ALL those certain lots, tracts, pieces or parcels of land and premises situate, lying and being in the Township of Rochelle Park, County of Bergen and State of New Jersey, known as designated as Lots Numbers Five(5) and Six (6) in Block A on a certain map entitled, "Map of Becker Property, Rochelle Park, Bergen Co., N.J." filed in the Bergen County Clerk's Office on January 29, 1925 as Map No. 1960.

BEING further described as a single tract as follows:

BEGINNING at a point formed by the intersection of the southwesterly street line of Parkway (60 feet wide) with the southeasterly street line of Rochelle Avenue (50 feet wide); thence from said Point of Beginning:

1. South 76 degrees 02 minutes 30 seconds East, along said street line of Parkway, 175.00 feet to a point; thence
2. South 13 degrees 57 minutes 30 seconds West, 101.03 feet to a point; thence
3. North 71 degrees 12 minutes 30 seconds West, 172.11 feet to a point on said street line of Rochelle Avenue; thence

Issued by:

First Bergen Title Agency, LLC

25 Main Street, Suite 207

Court Plaza North, PO Box 526

Hackensack, NJ 07602

Telephone: 201-343-3121 Fax: 201-343-1663

4. North 11 degrees 38 minutes 23 seconds East, along said street line of Rochelle Avenue, 86.60 feet to the Point or Place of BEGINNING.

BEING known and designated as Lot No. 1-6 in Block A as shown on a certain map entitled: "Map of Becker Property, Rochelle Park, Bergen Co., N.J." filed in the Bergen County Clerk's office on January 29, 1925 as Map No. 1960.

The above description being drawn in accordance with a survey prepared by Lantelme, Kurens & Associates, PC, dated 2/24/14.

FOR INFORMATIONAL PURPOSES ONLY: "In compliance with Chapter 157, Laws of 1977, premises herein is Lot(s) 1 & 5 in Block 13 on the Township of Rochelle Park Tax Map."

Issued by:
First Bergen Title Agency, LLC
25 Main Street, Suite 207
Court Plaza North, PO Box 526
Hackensack, NJ 07602
Telephone: 201-343-3121 Fax: 201-343-1663

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)

Michele M. Gusciara, Trustee of the Revocable Agreement of Trust of Ruth G. Calabrese Dated November 30, 2001

Current Resident Address:

Street: 49 Roehrs Avenue

City, Town, Post Office

Wallington

State

NJ

Zip Code

07057

PROPERTY INFORMATION (Brief Property Description)

Block(s)

113

Lot(s)

1 and 5

Qualifier

Street Address:

114 Rochelle Avenue

City, Town, Post Office

Rochelle Park

State

NJ

Zip Code

07662

Seller's Percentage of Ownership

100%

Consideration

\$475,000

Closing Date

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.

Mar. 31, 2014
DateMichele M. Gusciara Trustee
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