



**Ocean County
Document Summary Sheet**

OCEAN COUNTY CLERK
PO BOX 2191
COURTHOUSE
TOMS RIVER NJ 08754

INSTR # 2023021862
OR BK 19332 PG 676
RECORDED 03/23/2023 10:10:12 AM
SCOTT M. COLABELLA, COUNTY CLERK
OCEAN COUNTY, NEW JERSEY
RECORDING FEES 70.00
REALTY TRANSFER TAX 1,091.00
Official Use Only

Transaction Identification Number

6588495 8016490

Submission Date(mm/dd/yyyy) 03/22/2023

No. of Pages (excluding Summary Sheet) 4

Recording Fee (excluding transfer tax) \$70.00

Realty Transfer Tax \$1,091.00

Total Amount \$1,161.00

Document Type DEED/NO EXEMPTION FROM REALTY TRANSFER FEE

Municipal Codes
LAKEHURST BORO 14

Batch Type L2 - LEVEL 2 (WITH IMAGES)

1097549

Return Address (for recorded documents)

RMS TITLE SERVICES LLC

29 UNION AVE
LAKEHURST, NJ 08733

Additional Information (Official Use Only)

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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	\$220,000.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	02/28/2023				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		NICOLE SIVOLELLA			7 LOCUST ST, LAKEHURST, NJ 08733	
	GRANTEE	Name			Address	
		GERALD LASTELLA JR			7 LOCUST ST, LAKEHURST, NJ 08733	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		14	69	5.05		14

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Prepared by: Allen R
Thompson

Preparer signature no longer
required per NJSA 46:26A-3

DEED (BARGAIN & SALE)

This Deed is made on the 28 of February, 2023, and delivered on March 21, 2023

BETWEEN

Nicole Sivoilella
whose post office address is 7 Locust St., Lakehurst, NJ 08733, referred to as the Grantor,

AND

Gerald Lastella, Jr.
whose address is about to be 7 Locust St., Lakehurst, NJ 08733, 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 for the sum of TWO HUNDRED TWENTY THOUSAND DOLLARS (\$220,000.00).

The Grantor acknowledges receipt of this money.

2. **Tax map Reference.** (N.J.S.A. 46:26A-1) Borough of Lakehurst, Block No. 69, Lot No. 5.05 .

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

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Borough of Lakehurst, County of Ocean and State of New Jersey.

☒ Please see attached Legal Description annexed hereto and made a part hereof (check box if applicable).

Being the same premises conveyed to Nicole Sivoilella, by Deed from Edward Lee Seaman and Shirley Seaman, husband and wife dated 11/17/2009, recorded on 11/30/2009 in the Ocean County Clerk's/Register's Office in Deed Book 14468, Page 1669 .

Being commonly known as 7 Locust St., Lakehurst, NJ 08733.



WESTCOR

LAND TITLE INSURANCE COMPANY

SCHEDULE A-5 LEGAL DESCRIPTION

Issuing Office File No. RMS-19966

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Lakehurst, in the County of Ocean, State of New Jersey:

BEING known and designated as Lot 8 in Block 3 as set forth on a certain map entitled, "Plan of the Westerly Part of the Village of Manchester" situated in the Borough of Lakehurst, County of Ocean, State of New Jersey, which map was filed on 11-18-1895 in the Ocean County Clerk's Office as Map No. A-13.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 5.05 in Tax Block 69 on the Official Tax Map of the Borough of Lakehurst, Ocean County, State of New Jersey.

FOR INFORMATION PURPOSES ONLY: The mailing address is: 7 Locust St, Lakehurst, NJ 08733.

This is not an official document

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Nicole Sivoilella
Current Street Address
2 Ervie Drive
City, Town, Post Office
Danbury
State
CT
ZIP Code
06811

Property Information

Block(s)
69
Lot(s)
5.05
Qualifier
Street Address
7 Locust St.
City, Town, Post Office
Lakehurst
State
NJ
ZIP Code
08733

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	\$220,000.00	\$220,000.00	3/24/23

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.
8. ☐ Seller did not receive non-like kind property.
9. ☐ 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.
10. ☐ 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.
11. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
12. ☐ 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.
13. ☐ 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.
14. ☐ The property transferred is a cemetery plot.
15. ☐ 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.
16. ☐ 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.
17. ☐ 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.

February 28, 2023

Date

Nicole Sivoilella

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

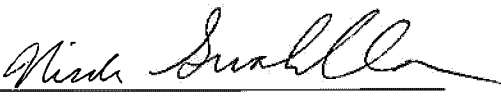
Indicate if Power of Attorney or Attorney in Fact

Subject to Federal and State regulations, municipal zoning ordinances, easements, restrictions and covenants of record, if any and such state of facts as an accurate survey may disclose.

Promises by Grantor: The Grantor promises and warrants that Grantor, by acts of Grantor, has not encumbered 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 right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed By:


NICOLE SIVOLELLA

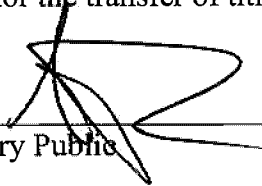
STATE OF NEW JERSEY

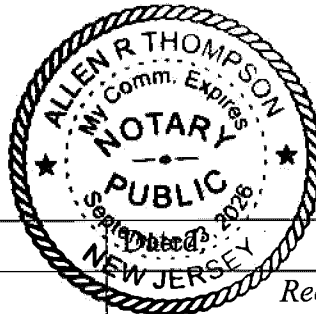
SS.:

COUNTY OF Ocean

I CERTIFY that on Feb. 28, 20 23, Nicole Sivoletta personally came before me and stated to my satisfaction that this person:

- a) was the maker of this Deed;
- b) executed this Deed as her own act; and,
- c) made this Deed for \$220,000.00 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



DEED	
Nicole Sivoletta	Record and return to: The Portuese Law Firm, LLC Mr. Daniel Portuese 106 Union Avenue 1st Floor Lakehurst, NJ 08753
Grantor	
TO	
Gerald Lastella, Jr.	
Grantee	