

Deed

This Deed is made on 13, June, 2022
BETWEEN ROSANNE LE BOEUF, EXECUTRIX
ESTATE OF MICHELE DI PASQUALE, DECEASED
whose post office address is 98 Old Bridge Turnpike, South River, NJ 08862

referred to as the Grantor,
AND **ROSANNE LE BOEUF, SINGLE**
whose post office address is 98 Old Bridge Turnpike, South River, NJ 08862

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 \$1.00

One Dollars and No Cents

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of South River
Block No. 212, Lot No. 6.02, Qualifier No. _____ and Account No. _____

☐ No lot and block or account 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 South River, County of Middlesex and State of New Jersey.

The legal description is:

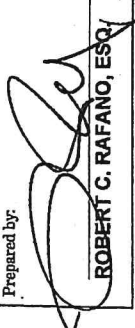
☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

Being the same premises conveyed to Michele DiPasquale by Deed from John Samsel, unmarried dated December 11, 2008 which was recorded in the Middlesex County Clerk's Office on January 13, 2009 in Deed Book 06018, Page 0399.

The said Michele DiPasquale deceased on April 10, 2021, a resident of Middlesex County. Her Will was probated in the Middlesex County Surrogate's Court on May 6, 2021 under Docket No. 273476 and Rosanne LeBoeuf was appointed as Executrix of her estate.

The purpose of this Deed is to convey the above recited property to the Grantee, Rosanne LeBoeuf, pursuant to Paragraph Third of Michele DiPasquale's Last Will and Testament.

Prepared by:


ROBERT C. RAFANO, ESQ.

(For Recorder's Use Only)

Deed

This Deed is made on December 11, 2008

BETWEEN

John Samsel

Unmarried

whose post office address is

800 New Brunswick Avenue, Suite 8
Rahway, NJ 07065

referred to as the Grantor,
AND Michele DiPasquale

whose post office address is
about to be 98 Old Bridge Turnpike
South River, New Jersey 08882

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 **\$255,000.00**
Two Hundred Fifty-Five Thousand Dollars and No Cents
The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **South River**
Block No. **212** Lot No. **6.02** Qualifier No. Account No.

☐ No lot and block or account 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 **South River**
County of **Middlesex** and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)
Being the same premises conveyed to the Grantor herein by Deed from Mary Cebula, widow, as surviving tenant by the entirety, dated June 3, 2008 and recorded June 10, 2008 in the Middlesex County Clerk/Register's Office in Deed Book 5953, Page 536.

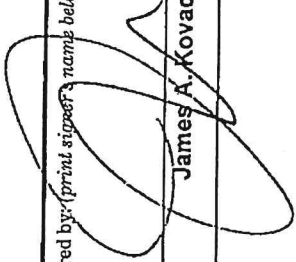
And further, Theodore Cebula and Mary Cebula, his wife, by Deed from Carl Chando and Mary Chando, his wife, dated November 1, 1960 and recorded November 2, 1960 in the Middlesex County Clerk/Register's Office in Deed Book 2217, Page 242.

The said Theodore Cebula died January 7, 1995 a resident of Middlesex County leaving Mary Cebula as surviving tenant by the entirety.

SHEET(S) BLOCK(S) LOT(S)

27 212 6.02

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


James A. Kovach, Esquire

(For Recorder's Use Only)

RECORDED
ELANNE M. FLYNN
MIDDLESEX COUNTY CLERK

2009 JAN 13 AM 10:50

BOOK #

PAGE #

OF PAGES

TITLE INSURANCE COMMITMENT
Issued by American General Title Agency, Inc.
AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment Number: AG-8423

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 City of South River, the Borough of South River, in the County of Middlesex, State of NJ:

BEGINNING at a stake on the northeasterly side of Old Bridge-New Brunswick Turnpike, which stake is 60 feet northwest from the corner formed by the intersection of the northeasterly side of the Old Bridge-New Brunswick Turnpike with the northwesterly side of New Street;

THENCE (1) Northeasterly and at right angles with the Old Bridge-New Brunswick Turnpike 113.58 feet to a stake;

THENCE (2) Northwesterly and at right angles with the last course 47.30 feet more or less to a line of lands of Stanley Petrzilka;

THENCE (3) Southwesterly and along line of land of Stanley Petrzilka 113.58 feet to a stake on the northeasterly side of the Old Bridge-New Brunswick Turnpike;

THENCE (4) Southeasterly along the northeasterly side of the Old Bridge-New Brunswick Turnpike 47.30 feet more or less to the point or place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING Known as Lot 6.02, Block 212 on the Official Tax Map of Borough of South River.



B06018P-401

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) John Samsel

Current Resident Address 800 New Brunswick Avenue, Suite 8

City, Town, Post Office Rahway State NJ Zip Code 07065

PROPERTY INFORMATION (Brief Property Description):

Block(s) 212 Lot(s) 6.02 Qualifier _____

Street Address 98 Old Bridge Turnpike

City, Town, Post Office South River State NJ Zip Code 08882

Seller's Percentage of Ownership 100% Consideration \$255,000.00 Closing Date _____

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to 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:5-1-1 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.

12.11.08

Date

John Samsel

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

B06018P 402

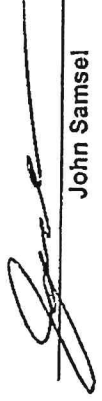
The street address of the Property is:
98 Old Bridge Turnpike
South River, New Jersey 08882

4. 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).

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

Witness by:


Lesley Bellanca, Notary Public of New Jersey


John Samsel (Seal)

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX
I CERTIFY that on December 11, 2008

SS:

John Samsel

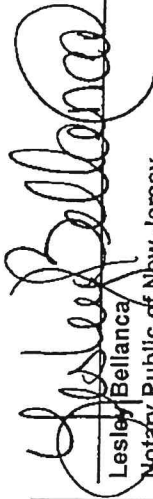
personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed; and,
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$ 255,000.00

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.)

RECORD AND RETURN TO:

Eric P. LeBeauf, Esquire
Woodland, McCoy & Shinn
2 N. Union Street
Manahawkin, New Jersey 08050


Lesley Bellanca
Notary Public of New Jersey
Print name and title below signature

LESLEY BELLANCA
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 1/31/2011