



20100211010030660 1/5
 02/11/2010 11:22:05 AM DEED
 Bk: 3244 Pg: 69
 Erma Gormley, County Clerk
 Sussex County, NJ

DEED

pared by: (Print signer's name below signature)

Robert J. Bavagnoli, Esq.

This Deed is made on **FEBRUARY 8, 2010**

BETWEEN

LINDA DEZUZIO, as Executrix of the Estate of Vera Portello

whose post office address is **17 Stone Cliff Terrace, Oak Ridge, New Jersey 07438**

referred to as the Grantor.

AND

LINDA DEZUZIO, Married

whose post office address is **17 Stone Cliff Terrace, Oak Ridge, New Jersey 07438**

referred to as the Grantee.

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

Grantor. The Grantor makes this Deed as the Personal Representative of the Estate of

VERA PORTELLO Late of the **Borough of Hopatcong** County of **Sussex** and State of New Jersey.

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 **less than \$100.00** The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of **Hopatcong**
 Block No. **30207** Lot No. **1** Account No.

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 Hopatcong** County of **Sussex** 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.)

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

Being the same premises vested in John and Vera Portello by Deed from Louis J. Soto and Donna Soto, h/w, dated December 20, 1994, recorded December 30, 1994 in the Sussex County Clerk/Register's Office in Deed Book 2049 at Page 312. John Portello died on December 24, 2001 leaving Vera Portello as surviving Tenant by the Entirety. Vera Portello died on July 19, 2009 leaving a Last Will and Testament wherein Linda DeZuzio was appointed Executrix with Power of Sale. Vera Portello's Will was probated in the Sussex County Surrogate's Office and Letters Testamentary were issued on August 11, 2009.

Commonly known as 24 Richards Road, Hopatcong, NJ 07843.

0100211010030660
 02/11/2010 11:22:00 AM
 Consideration: 1.00
 Exempt Code: Exempt
 County: State:
 JJAHTF PHPF:
 AA: General:
 Buyer's Fee: 0
 Total RTF:

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

SUSSEX

} SS. County Municipal Code
1912

MUNICIPALITY OF PROPERTY LOCATION HOPATCONG

FOR RECORDER'S USE ONLY	
Consideration	\$ 1.00
RTF paid by seller	\$ 0
Date 2-11-10	By [Signature]

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Linda DeZuzio, Executrix, being duly sworn according to law upon his/her oath, deposes and says that he/she is the GRANTOR in a deed dated 02/08/10 transferring real property identified as Block number 30207 Lot number 1 located at 24 Richards Road, Borough of Hopatcong, County of Sussex and annexed thereto.

(2) CONSIDERATION \$ Less Than 100.00 (See Instructions #1 and #5 on reverse side)

(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: (See 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 (See 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.

Distribution by an Executrix of the Estate; For a consideration of less than \$100.00

(5) PARTIAL EXEMPTION FROM FEE (See 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 Fee, Supplemental Fee, and General Purpose Fee, 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. * (See 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 THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See 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 (See Instructions #2, #10 and #12 on reverse side)

- Entirely new improvement.
- Not previously occupied.
- Not previously used for any purpose.
- "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) 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 8 day of February, 2010

[Signature of Robert J. Bavagnoli]

ROBERT J. BAVAGNOLI
ATTORNEY AT LAW
STATE OF NEW JERSEY

Linda DeZuzio
Signature of Deponent

Linda DeZuzio, Executrix
Grantor Name

17 Stone Cliff Terr, Oak Ridge, NJ
Deponent Address

17 Stone Cliff Terr, Oak Ridge, NJ
Grantor Address at Time of Sale

xxx-xxx- 8 6 8
Last 3 digits in Grantor's Social Security Number

Bavagnoli & Bavagnoli
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY	
Instrument Number 3066	County Sussex
Deed Number	Book Page
Deed Dated 2-8-10	Date Recorded 2-11-10

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY - DIVISION OF TAXATION
PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:

www.state.nj.us/treasury/taxation/lpt/localtax.htm



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)

LINDA DEZUZIO as Executrix of the Estate of Vera Portello

Current Resident Address:

Street: 17 Stone Cliff Terrace

City, Town, Post Office

Oak Ridge

State

NJ

Zip Code

07438

PROPERTY INFORMATION (Brief Property Description)

Block(s)

30207

Lot(s)

1

Qualifier

Street Address:

24 Richards Road

City, Town, Post Office

Hopatcong

State

NJ

Zip Code

07843

Seller's Percentage of Ownership

100%

Consideration

less than \$100.00

Closing Date

2/8/10

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 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.

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.

2/8/10

Date

Linda DeZuzio
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

SCHEDULE A

DESCRIPTION

ALL that certain tract, lot and parcel of land lying and being in the BOROUGH of HOPATCONG, County of SUSSEX and State of NEW JERSEY, being more particularly described as follows:

BEGINNING at a point in the southwesterly sideline of Richards Road, said point being North 48 degrees 00 minutes West 100.00 feet from the intersection of said Richards Road with the northwesterly sideline of Bell Avenue and from thence running;

(1) along the southwesterly sideline of Richards Road North 48 degrees 00 minutes West 200.00 feet to a point at the intersection of said Richards Road with the southeasterly sideline of Ford Avenue; thence

(2) along the southeasterly sideline of Ford Avenue South 42 degrees 00 minutes West 133.00 feet to a point; thence

(3) parallel with the first course South 48 degrees 00 minutes East 200.00 feet to a point; thence

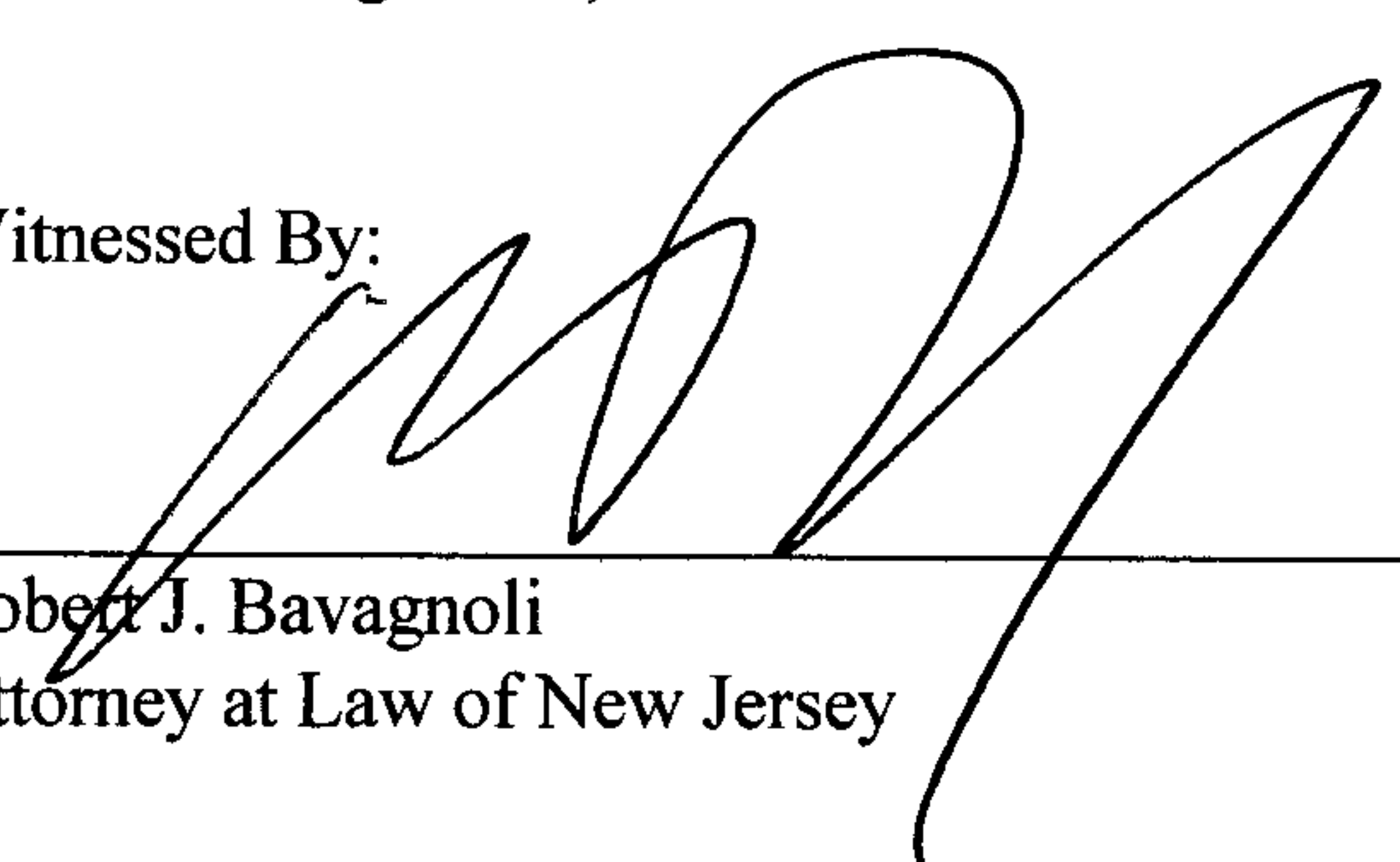
(4) parallel with the second course North 42 degrees 00 minutes East 133.00 feet to the place of BEGINNING.

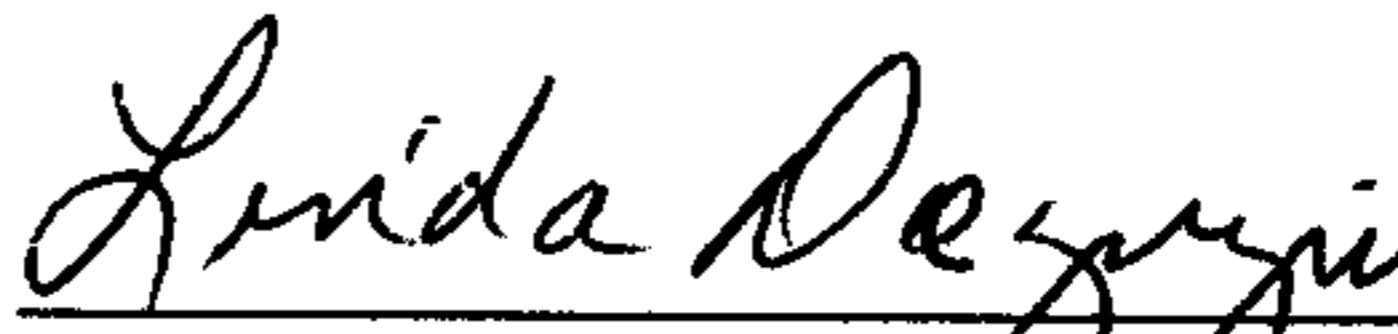
NOTE: Being known and designated as Lot No. 1, Block No. 30207 as shown on the Tax Maps of the Borough of Hopatcong.

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).

Witnessed By:


Robert J. Bavagnoli
Attorney at Law of New Jersey


LINDA DEZUZIO as Executrix of the Estate of
Vera Portello (Seal)

STATE OF NEW JERSEY, COUNTY OF PASSAIC

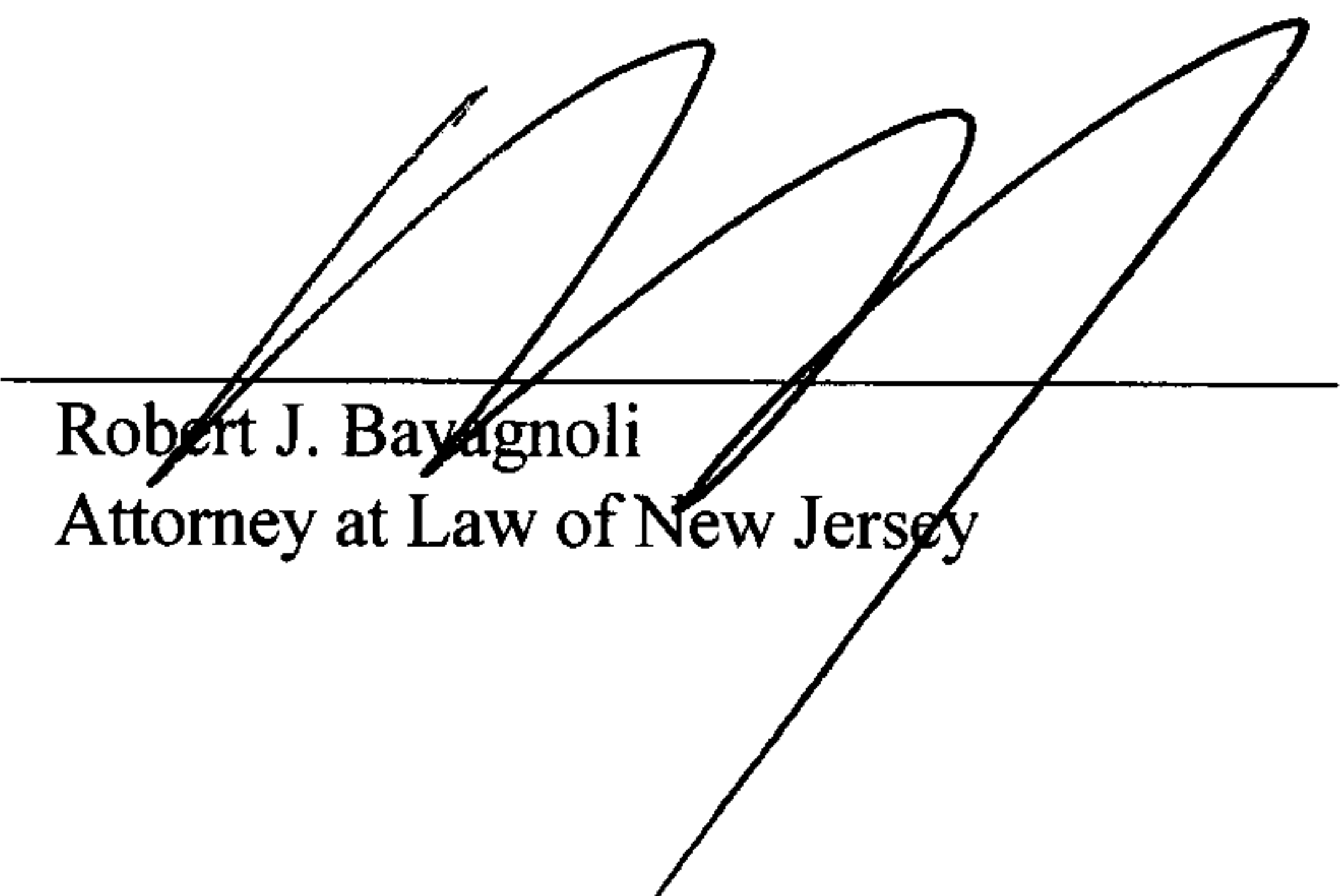
SS.:

I CERTIFY that on **February 8, 2010**, **Linda DeZuzio as Executrix of the Estate of Vera Portello** 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;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for **less than \$100.00** 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:

Linda DeZuzio
17 Stone Cliff Terrace
Oak Ridge, NJ 07438


Robert J. Bavagnoli
Attorney at Law of New Jersey

20100211010030660
02/11/2010 11:22:05 AM
DEED
NUMBER OF PAGES : 5
LPHIPPS
Recording Fee : \$80.00