


<p>SUSSEX COUNTY RECORDING COVER PAGE Honorable Jeffrey M. Parrott Sussex County Clerk</p> <p>This cover page is required to be part of any document affecting land title being recorded in Sussex County, New Jersey. It is part of the recorded instrument and permanent record and should not be detached from the original document.</p> 	<p><i>Official Use Only - Barcode</i></p> <p>20221109010301640 1/7 11/09/2022 08:20:38 AM DEED Bk:3655 Pg:685 Jeffrey M. Parrott, County Clerk Sussex County, NJ</p>
<p>Record & Return To:</p> <p>Elite Title Group, LLC 22 Ridge Rd Lyndhurst, NJ 07071</p>	<p><i>Official Use Only - Reality Transfer Fee</i></p> <p>20221109010301640 11/9/2022 8:20:38 AM Consideration: \$1.00 Exempt.Code: Exempt County:\$0.00 State:\$0.00 NJAHTF : \$0.00 PPHF: \$0.00</p>
<p>Date of Document:</p> <p>11/08/2022</p>	<p>Type of Document:</p> <p>DEED</p>
<p>First Party Name:</p> <p>MARIA TSITSIRAGOS</p>	<p>Second Party Name:</p> <p>GNM REALTY LLC</p>
<p>Additional First Parties:</p>	<p>Additional Second Parties:</p>
<p>PROPERTY INFORMATION (MANDATORY FOR DEEDS)</p>	
<p>Block: 155</p>	<p>Lot: 5.01</p>
<p>Municipality: ANDOVER TOWNSHIP</p>	
<p>Consideration: \$1.00</p>	
<p>Mailing Address of Grantee:</p> <p>27 KORY ROAD, NEWTON, NJ 07860</p>	

SUSSEX COUNTY RECORDING COVER PAGE

Do not detach this page from the original document as it contains important recording information and is part of the permanent record.

Deed

This Deed is made on 11/8/2021
BETWEEN MARIA TSITSIRAGOS
Single
whose post office address is **27 KORY ROAD**
NEWTON, NEW JERSEY 07860

referred to as the Grantor,
AND GNM REALTY LLC

whose post office address is **27 KORY ROAD**
NEWTON , NEW JERSEY 07860

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. 46:28A-3) Municipality of **Andover**

Block No. **155**, Lot No. **5.01**, 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 **Township** of **Andover**, 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.)

BEING THE SAME PREMISES CONVEYED TO THE GRANTOR BY DEED FROM NELLIE TSITSIRAGOS, WIDOW, DATED DECEMBER 29, 1992 AND RECORDED IN THE SUSSEX COUNTY CLERK'S/REGISTER'S

OFFICE ON DECEMBER 31, 1992 IN DEED BOOK 1901 PAGE 307

Prepared by: <hr/> MARIA TSITSIRAGOS ESQ	(For Recorder's Use Only)
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The street address of the Property is:

474-476 ROUTE 206 SOUTH, NEWTON , NEW JERSEY 07860

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 or Attested by:

Lauren A. Regalbuto (Seal)
 LAUREN A. REGALBUTO

Maria Tsitsiragos (Seal)
 MARIA TSITSIRAGOS

Lauren A. Regalbuto (Seal)

STATE OF NEW JERSEY, COUNTY OF BERGEN SS:

I CERTIFY that on November 8, 2022

MARIA TSITSIRAGOS

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 \$ 1.00 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:
 MARIA TSITSIRAGOS, ESQ

118 WESTFILED AVE
 SUITE 7
 CLARK, NEW JERSEY 07066

Lauren A. Regalbuto
 Print name and title below signature



GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
MARIA TSITSIRAGOS

Current Street Address
27 KORY ROAD

City, Town, Post Office State ZIP Code
NEWTON NJ 07860

Property Information

Block(s) Lot(s) Qualifier
155 5.01

Street Address
474-476 ROUTE 206 SOUTH

City, Town, Post Office State ZIP Code
NEWTON NJ 07860

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	\$1.00	\$1.00	11/8/2022

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

<u>11/8/2022</u>	<u>Maria Tsitsiragos</u>	
Date	Signature (Seller)	Indicate if Power of Attorney or Attorney In Fact
		MARIA TSITSIRAGOS
_____	_____	_____
Date	Signature (Seller)	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 BERGEN } SS. County Municipal Code 1902

FOR RECORDER'S USE ONLY
Consideration \$
RTF paid by seller \$
Date By

MUNICIPALITY OF PROPERTY LOCATION ANDOVER TOWNSHIP *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, MARIA TSITSIRAGOS, being duly sworn according to law upon his/her oath, deposes and says that he/she is the GRANTOR in a deed dated NOVEMBER 22, 2022 transferring real property identified as Block number 155 Lot number 5.01 located at 474-476 ROUTE 206 SOUTH, NEWTON and annexed thereto.

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) [X] 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: (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.
CONSIDERATION UNDER \$100.00

(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.
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) IF APPLIES ALL BOXES MUST BE CHECKED.
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 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.
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) IF APPLIES ALL BOXES MUST BE CHECKED.
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) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)
Intercompany transfer between combined group members as part of the unitary business
Combined group NU ID number (Required)

(9) 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 22 day of November, 2022
Lauren A. Regalbuto

MARIA TSITSIRAGOS
Signature of Deponent
27 KORY RD, NEWTON, NJ
Deponent Address
27 KORY RD, NEWTON NJ
Grantor Address at Time of Sale
MARIA TSITSIRAGOS ESQ
Name/Company of Settlement Officer
Last three digits in Grantor's Social Security Number XXX-XX-X 6 3 9



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

D-1901-309

LEGAL DESCRIPTION

All that certain tract or parcel of land and premises, situate, lying and being in the Township of Andover, in the County of Sussex and State of New Jersey, more particularly described as follows:

Beginning at a point in the centerline of New Jersey State Highway Route 206, said point being distant 179.10 feet along said centerline in a northerly direction from the centerline of Springdale Tranquility Road; thence

- (1) South 78 degrees 43 minutes 29 seconds West 193.90 feet to a point, said point being distant 5.00 feet southerly from the southeast corner of the Old Mill House; thence
- (2) South 48 degrees 45 minutes West 298.78 feet to a point in the Pequest River; thence
- (3) running along the approximate middle of said River, North 88 degrees 49 minutes West 287.83 feet to a point; thence
- (4) North 31 degrees 36 minutes East 656.21 feet to a point; thence
- (5) South 49 degrees 04 minutes East 186.12 feet to a point; thence
- (6) South 87 degrees 19 minutes East 222.54 feet to a point in the centerline of New Jersey State Highway Route 206; thence
- (7) running along said centerline of New Jersey State Highway Route 206 on a curve curving to the left, having a radius of 1432.69 feet, an arc distance of 199.17 feet to the point and place of BEGINNING.

Containing 4.5811 acres,

EXCEPTING THEREFROM the following described parcel which was subdivided from Lot 5A and became annexed to Lot 5, Block 155, in accordance with a minor subdivision of Block 155, Lots 5 & 5A, prepared by Beardslee Engineering Associates, Franklin, N. J., said minor subdivision was approved by the Planning Board of the Township of Andover at a regular meeting held on October 20, 1980, and re-approved at a meeting on April 9, 1982:

Beginning at a point in the division line between Lots 5 & 5A in Block 155, said point being South 78 degrees, 43 minutes 29 seconds West 60.00 feet along said division line from the end of the sixth course in a deed between George Tsitsiragos and Nellie Tsitsiragos, his wife, and Bernardino Sollitto, a/k/a William Sollitto and Eleanor Sollitto, his wife, filed in the Sussex County Clerk's Office in Deed Book 944 page 1113 and running thence

(continued)

D-1901-310

- (1) Along the existing division line between Lots 5 & 5A, Block 155, South 79 degrees, 43 minutes 29 seconds West 133.90 feet to a point, thence
- (2) Still along same, South 48 degrees, 45 minutes West 84.54 feet to a point, thence
- (3) Along the new division line between Lots 5 & 5A, Block 155, North 20 degrees 43 minutes 29 seconds East 48.53 feet to a point, thence.
- (4) Still along the same, North 59 degrees 13 minutes 29 seconds East 48.56 feet to a point, thence
- (5) Still along the same, North 72 degrees 43 minutes 29 seconds East 88.00 feet to a point, thence
- (6) South 72 degrees 16 minutes 31 seconds East 55.00 feet to a point or place of beginning.

Containing 0.085 acres.

The remaining premises herein described is known and designated as Lot No. 5A in Block No. 155 on the current tax assessment maps of Andover Township,

BEING the same premises as shown on a survey made by Beardslee Engineer Association, dated April 6, 1984.

