



# Essex County Register Document Summary Sheet

<b>ESSEX COUNTY REGISTER OF DEEDS &amp; MORTGAGES</b>  HALL OF RECORDS ROOM 30 465 DR MARTIN LUTHER KING BLVD NEWARK NJ 07 02	<b>Transaction Identification Number</b>		7080222	8648137
	<b>Recorded Document to be Returned by Submitter to:</b> COLLEGIATE TITLE CORPORATION 0 MARTER AVENUE MOORESTOWN, NJ 08057			
<b>Official Use Only</b>  <div style="border: 1px solid black; padding: 5px; margin: 10px 0;">           JUAN M RIVERA, JR            REG OF DEEDS &amp; MORTGAGES            ESSEX COUNTY            New Jersey             DOCUMENT TYPE            1            INSTRUMENT NUMBER            2024017477            RECORDED ON            Mar 27 2024            10 08 28 AM            Total Pages 6         </div> <div style="font-family: monospace; font-size: small;">           COUNTY REALTY TAX \$246 50            COUNTY REALTY TAX \$123 25            PHPFA            NJ PRESERVATION ACCOUNT \$30 00            REGISTER RECORDING FEE \$40 00            STATE REALTY TAX \$616 25            STATE REALTY TAX EAA \$166 95            NJAHTF \$144 75            HOMELESSNESS TRUST FUND \$3 00            CODE BLUE EMERGENCY \$2 00            SHELTER SERVICES            TOTAL PAID \$1 372 70            INV 699659 USER KS         </div>	<b>Submission Date (mm/dd/yyyy)</b>		03/26/2024	
	<b>No. of Pages (excluding Summary Sheet)</b>		4	
	<b>Recording Fee (excluding transfer tax)</b>		\$75.00	
	<b>Realty Transfer Tax</b>		\$ ,297.70	
	<b>Total Amount</b>		\$ ,372.70	
	<b>Document Type</b>	DEED/NO EXEMPTION FROM REALTY TRANSFER TAX		
	<b>Electronic Recordation Level</b>		1.2 - Level 2 (With Images)	
	<b>Municipal Codes</b> ESSEX COUNTY		99	
		781185		

## Additional Information (Official Use Only)

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 RETAIN THIS PAGE FOR FUTURE REFERENCE.



# Essex County Register Document Summary Sheet

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
	Consideration	\$246,500.00				
	Submitted By	S MPLIFILE, J.C. (S MPLIFILE)				
	Document Date	03/05/2024				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/ File Date	
	GRANTOR	Name			Address	
		DAVID FACC PONT			16 BRAHMER AVENUE, ROCKAWAY, NJ 07866	
	GRANTEE	Name			Address	
	P A ENTERPRISES LLC			25 G RARD AVENUE, EAST ORANGE, NJ 070 7		
Parcel Info	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		99	442	0		99

**\* DO NOT REMOVE THIS PAGE.**

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①  
NJOR23 16679

# DEED

This Deed is made on March 1, 2024  
BETWEEN DAVID FACCIPONTI, Sing e

whose post office address is: 16 Braemar Ave Rockaway, N.J. 07866

referred to as the Grantor  
AND P&A ENTERPRISES LLC

Whose post office address is 25 Girard Ave East Orange, N.J. 07017  
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 \$246,500.00 (Two hundred forty six thousand five hundred dollars).  
The Grantor acknowledges receipt of this money.

2. **Tax Map References.** (N.J.S.A. 46:26A-3) City of East Orange  
Block No.442 Lot No.10

☐ No lot and block or account number is available on the dated of this Deed. (Check box if applicable)

3. **Property.** The Property consists of the and all the buildings and structures on the land in the City  
of East Orange, County of Essex and State of New Jersey.

The legal description is:

X11 Please see attached Legal Description annexed hereto and made a part of hereof. (Check box if applicable.)

Title is vested in David Facciponti under Deed from Diane R. Mauriello, widow, dated 9/07/2023, recorded September 12, 2023 in the Essex County Clerk/Register's Office on 9/12/2023 as Instrument No. 2023054683  
Devolution of Title.

Philip T. Mauriello and Grace Mauriello, his wife, under Deed from Theodore Leschinsky and Mildred Leschinsky, his wife, dated 12/23/1958, recorded in the Essex County Clerk/Register's Office on 12/23/1958 in Deed Book 3608, Page 127  
NOTE: The said Philip P. Mauriello died on 1/20/1984 leaving Grace Mauriello as surviving tenant by the entirety.

Michael P. Mauriello, married, under Deed from Jeanette Smith, widow dated 2/16/2013, recorded in the Essex County Clerk's Office on 1/15/2014 in Deed Book 12478, Page 3432

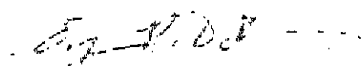
NOTE: The said Michael P. Mauriello died testate, a resident of Essex County, on 12/25/2020. By the Last Will and Testament, duly Probated in the Essex County Surrogate's Office on 06/07/2018, decedent devised the rest, residue of his/her estate to his wife, Diane Mauriello. The said Diane R. Mauriello was appointed Executrix of decedent's estate. Letters Testamentary were issued to Diane R. Mauriello on 01/14/2021, Docket No. 2021-0107.

Diane R. Mauriello, widow under Deed from Diane R. Mauriello Executrix of the Estate of Michael Mauriello, deceased dated 12/21/2022, recorded in the Essex County Clerk's Office on 12/28/2022 as Instrument #2022109678.

NOTE: Additional Deeds recited for informational purposes only in providing 24 month chain of title.

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

Prepared By:

  
EILEEN P. DOLAN  
ATTORNEY AT LAW

(For Recorder's Use Only)

American Land Title Association

Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016

# COLLEGIATE TITLE CORPORATION

PA / Collegiate Real Estate and Settlement Services

## SCHEDULE A

(continued)

File No. NJOR23-16679

### LEGAL DESCRIPTION

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the City of East Orange, County of Essex, and State of New Jersey and is bounded and described as follows.

BEGINNING at a point on the northwesterly line of Freeman Avenue, said point being distant southwesterly 436.74 feet measured along the said northwesterly line of Freeman Avenue from the intersection of same with the southwesterly line of Rhode Island Avenue; running thence

1. North 57 degrees 28 minutes 00 seconds West, 100.00 feet, thence
2. South 32 degrees 30 minutes 00 seconds West, 41.00 feet thence
3. South 57 degrees 28 minutes 00 seconds East, 100.00 feet to the aforementioned northwesterly line of Freeman Avenue and thence
4. Along same North 32 degrees 30 minutes 00 seconds East, 41.00 feet to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 10, in Tax Block 442, on the Official Tax Map of the City of East Orange.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is, 163 Freeman Avenue, East Orange, New Jersey 07018

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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.*

NEW JERSEY LAND TITLE  
INSURANCE RATING BUREAU

NJRB 3.09  
Last Revised: 05/23/17

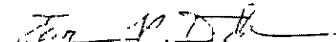
08057

The street address of the Property is 163 Freeman Ave. East Orange, N.J. 07017

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

  
EUGENE P. DOLAN, ESQ.

  
DAVID ACCIPONTI

(Seal)

(Seal)

STATE OF NEW JERSEY, COUNTY OF MORRIS SS

CERTIFY that on March 1<sup>st</sup>, 2024

DAVID ACCIPONTI

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

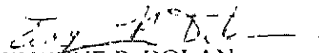
(a) was the maker of this Deed; and

(b) executed this Deed as his or her own act, and

(c) made this Deed for \$246,500.00 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

Collegiate Title Corporation  
110 Marter Ave. Suite 107  
Morristown, NJ  
08057

  
EUGENE P. DOLAN

Attorney at Law of New Jersey

G T/RFP-3

(11-23)

(Print or Type)

# State of New Jersey Seller's Residency Certification/Exemption

## Seller's Information

Name(s)

David Jaccipont

Current Street Address

16 Braemar Ave

City/Town/Post Office

Rockaway

State

NJ

ZIP Code

07866

## Property Information

Block(s)

442

Lot(s)

10

Quarter

Street Address

163 Freeman Ave

City/Town/Post Office

East Orange

State

NJ

ZIP Code

07017

Seller's Percentage of Ownership

100

Total Consideration

\$246,500.00

Owner's Share of Consideration

\$246,500.00

Closing Date

3/5/24

## 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 mortgagee 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 (CIRCULAR "H" APPROPRIATE 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.

March 1, 2024

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact