

New Construction Deed

This Deed is made on **April 10, 2006**

Consideration: \$357,934.00 Exempt Code: S
Cnty: \$358.36 St: \$894.64
N.P.N.R.F.: \$312.00 P.H.P.F.A.: \$179.00
E.A.A.: \$423.40 Gen Purp: \$644.40
C)\$1M: \$.00 REALTY TOTAL: \$2,811.80

Between

GLEN EYRE AT MONROE, LLC, A NJ Limited Liability Co.

whose post office address is 1065 Route 22 West, 2nd Floor, Bridgewater, NJ 08807

referred to as the Grantor,

and

Jonathan Collins and Irma Collins, Husband and Wife

whose post office address is about to be 724 Davinci Way, Williamstown, NJ 08094

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 **Three Hundred Fifty Seven Thousand Nine Hundred Thirty Four And 00/100 Dollars (\$357,934.00)**. The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15:1.1) Municipality of Township of Monroe
Block No. 110.0402 Lot No. 14 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 Township of Monroe, County of Gloucester 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)

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

(For Recorder's Use Only)



Robert T. McNally, Esq.

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)

GLEN EYRE AT MONROE, LLC

Current Resident Address:

Street: 1065 ROUTE 22 WEST

City, Town, Post Office

State

Zip Code

BRIDGEWATER

NJ

08807

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

110.0402

14

Street Address:

724 DAVINCI WAY

City, Town, Post Office

State

Zip Code

WILLIAMSTOWN

NJ

08094

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$357,934.00

4/10/2006

SELLER ASSURANCES (Check the Appropriate Box)

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.
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.

4.13.06

Date

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

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE AND LYING IN THE TOWNSHIP OF MONROE, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS LOT 14 IN BLOCK 110.0402 AS SHOWN ON MAP ENTITLED "GLEN EYRE AT THE ARBOURS, SECTION 3" FILED ON AUGUST 14, 2003 ON MAP NO. 3852.

FOR INFORMATIONAL PURPOSES ONLY: ALSO KNOWN AS LOT 14 IN BLOCK 110.0402 ON THE TOWNSHIP OF MONROE TAX MAP.

BEING THE SAME PREMISES GLEN EYRE AT MONROE, LLC, A NJ Limited Liability Co. By deed from TRIAD III, LLC, dated October 14, 2003, recorded October 17, 2003, in the Clerk's Office of the County of Gloucester, New Jersey, in Book 3673, page 249.

The street address of the Property is: 724 DAVINCI WAY, Williamstown, NJ 08094.

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. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed. (Print name below each signature).

Attested by:

Mary Bernhardt

GLEN EYRE AT MONROE, LLC

By: [Signature] {SEAL}
_____(name/title)

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER

I CERTIFY that on April 10, 2006, KENNETH S. PIZZO, SR. personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) was the maker of the attached instrument;
- (b) was authorized and did execute this instrument as MANAGING MEMBER of GLEN EYRE AT MONROE, LLC, the entity named in this instrument;
- (c) executed this instrument as the act of entity named in this instrument; and the corporation named in this document; and
- (d) made this Deed for \$ 357,934 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).

[Signature]

SONIA MAZZAFERRO

NOTARY PUBLIC OF NEW JERSEY

My Commission Expires July 30, 2009 (Print name and title below signature)

Guardian Settlement Agents Inc.
28 N. Maple Avenue
Marlton, NJ 08053

RECORD AND RETURN TO: RAIR
Guardian Settlement Agents, Inc.
801 So. Church Street
Mt. Laurel, NJ 08054
Guardian Settlement Agents Inc.
28 N. Maple Avenue
Marlton, NJ 08053

NEW CONSTRUCTION PROPERTY

RTF-1 (Rev. 2/1/2000)

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 as amended by c. 308, P.L. 1991 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF

Gloucester

} SS.

FOR RECORDER'S USE ONLY

Consideration \$ _____
Realty Transfer Fee \$ _____*
Date _____ By _____

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions # 3, 4, and 5 on reverse side)

Deponent, Christopher J. Bow, being duly sworn according to law upon his/her oath deposes and says that he/she is the (Name) Title Officer in a deed dated April 14, 2006(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution etc.)
transferring real property identified as Block No. 110.0402 Lot No. 14located at 724 Davinci Way, Williamstown, NJ 08094
(Street Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title in \$ 357,934.00

(3) FULL EXEMPTION FROM FEE

Deponent states that this deed transaction is fully exempt from the realty transfer fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail (See Instruction # 7.) Mere reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE

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. (See Instructions 8 and 9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

A. SENIOR CITIZEN (See Instruction # 8)

- | | |
|--|--|
| ☐ Grantor(s) 62 years of age or over.* | ☐ Owned and occupied by grantor(s) at time of sale. |
| ☐ One or two-family residential premises. | ☐ Owners as joint tenants must all qualify except, in the case of a spouse. |

B. BLIND (See Instruction # 8)

- ☐
- Grantor(s) legally blind.*
-
- ☐
- One or two-family residential premises.
-
- ☐
- Owned and occupied by grantor(s) at time of sale.
-
- ☐
- No owners as joint tenants other than spouse or other qualified exempt owners.

*In the case of husband and wife only one grantor need qualify.

DISABLED (See Instruction #8)

- ☐
- Grantor(s) permanently and totally disabled.*
-
- ☐
- One or two-family residential premises.
-
- ☐
- Receiving disability payments.
-
- ☐
- Not gainfully employed.
-
- ☐
- No owners as joint tenants other than spouse or other qualified exempt owner.

C. LOW AND MODERATE INCOME HOUSING (See Instructions # 8)

- | | |
|---|--|
| ☐ Affordable According to H.U. D. Standards. | ☐ Reserved for Occupancy. |
| ☐ Meets Income Requirements of Region. | ☐ Subject to Resale Controls. |

D. NEW CONSTRUCTION (See instruction #8)

- ☒
- Entirely new improvement.
-
- ☒
- Not previously used for any purpose.

☒ Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me
this 10 day of April, 2006Patricia A. PapaniaPATRICIA A. PAPANIA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 20, 2010

Name of Deponent

Name of Grantor

Address of Deponent

Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

IMPORTANT-BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.