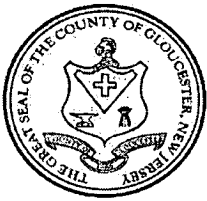


19-39176

1

Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode 00003747*  Docket: 00003747 Type: DEE Pages: 6 James N. Hogan, Gloucester County Clerk Receipt #: 876055 10:24:59A Jan 28, 2020 Recording Fee: 90.00 DB 6231 159
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 237,500.00 Tax/Code: D County: 237.50 State: .00 NJAHTF: 425.00 PHPFA: 118.75 EAA: 446.25 GenPur: .00 C)*1M: .00 REALTY TOTAL: 1,227.50
Date of Document: 01/15/2020	Type of Document: Deed
First Party Name: JPO Lexington II, LLC	Second Party Name: Thomas E. Harris and Linda J. Harris
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 3	Lot: 7; C1803
Municipality: Woolwich Township	
Consideration: \$237,500.00	
Mailing Address of Grantee: 1803 Lexington Mews, Woolwich, NJ 08085	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

GLOUCESTER COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

Prepared by:

DB 6231
DOCKET# 00003747

160

19-39176

George Bennis

Preparer signature no longer required per NJSA 46:26A-3

NEW CONSTRUCTION
Deed

This Deed is made on January 15, 2020

BETWEEN

JPO Lexington II, LLC

whose post office address is 1819 John F. Kennedy Blvd., Suite 360, Philadelphia, PA 19103

referred to as the **Grantor**,

AND

Thomas Harris and Linda Harris

whose post office address is about to be 1803 Lexington Mews, Woolwich, NJ 08085

referred to as the **Grantee**.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee.

Consideration. This transfer of ownership is made for the sum and consideration of TWO HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$237,500.00)

The Grantor acknowledges receipt of this money.

Tax Map Reference. The property is located in the Municipality of Woolwich Township

Block No. 3 Lot No. 7; C1803

Account No.

☐ No property tax identification number is available on the date of this Deed. (Check box if applicable.)

Property. The Property consists of the land and all the buildings and structures on the land in the Woolwich Township, Gloucester County, State of New Jersey. The legal description is:

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

Block 3, Lot 7 C1803, Woolwich Township, in Gloucester County, NJ
1803 Lexington Mews
Woolwich Township, NJ 08085

BEING known as Lot 7 C1803, Block 3 as shown on the Woolwich Township tax map.

Commonly known as: 1803 Lexington Mews



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

JPO Lexington II, LLC, by George Bennis, Authorized Signor

Current Street Address

1819 JFK Blvd.

City, Town, Post Office Box

Philadelphia

State

PA

Zip Code

19103

PROPERTY INFORMATION

Block(s)

3

Lot(s)

7.03 C1803

Qualifier

C1803

Street Address

1803 Lexington Mews

City, Town, Post Office Box

Woolwich Township

State

NJ

Zip Code

08085

Seller's Percentage of Ownership

100%

Total Consideration

\$237,500.00

Owner's Share of Consideration

\$237,500.00

Closing Date

1/15/20

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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
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.

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.

1-15-20

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 WOOLWICH, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS UNIT 1803 IN "LEXINGTON MEWS CONDOMINIUM," TOGETHER WITH AN UNDIVIDED 1.1111 PERCENTAGE INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH, AND SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS, EASEMENTS, AND OTHER MATTERS CONTAINED IN THE MASTER DEED WHICH MASTER DEED RECORDED IN THE CLERK'S OFFICE OF THE COUNTY OF GLOUCESTER, IN BOOK 4494, PAGE 1, AS THE SAME MAY HEREAFTER BE LAWFULLY AMENDED.

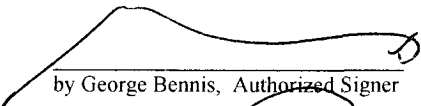
FOR INFORMATIONAL PURPOSES ONLY: ALSO KNOWN AS LOT 7 C1803 IN BLOCK 3 ON THE TOWNSHIP OF WOOLWICH TAX MAP.

BEING the same land and premises which became vested in JPO Lexington II, LLC by deed from JPO Lexington LLC, dated 1/29/2015, recorded 2/4/2015 in the Gloucester County Clerk's office in Book 5282, Page 311.

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).

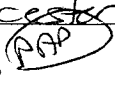
Signatures. The Grantor signs this Deed as of the date at the top of the first page.

JPO Lexington II, LLC


by George Bennis, Authorized Signer

Witnessed by:  (Seal)

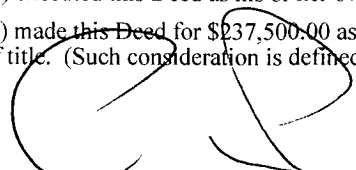
STATE OF NEW JERSEY, COUNTY OF Gloucester SS.:

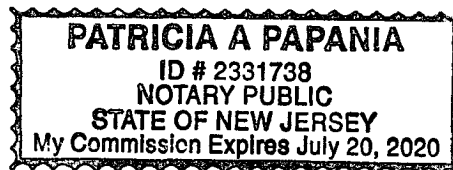
I CERTIFY that on January 15, 2020 

George Bennis, Authorized Signer for JPO Lexington II, LLC

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 \$237,500.00 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.)


Notary Public



RECORD AND RETURN TO:

Connection Title Agency of NJ, LLC
26 North Maple Avenue
Marlton, NJ 08053

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATESTATE 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 OF Gloucester } SS. County Municipal Code
MUNICIPALITY OF PROPERTY LOCATION Woolwich Township

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

*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, George Bennis, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Authorized Signer in a deed dated 1/15/20 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)real property identified as Block number 3 Lot number 7 C1803 located at
1803 Lexington Mews, Woolwich Township, NJ, 08085 and annexed thereto.
(Street Address, Town)(2) CONSIDERATION \$237,500.00 (Instructions #1 and #5 on reverse side) ☐ 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 (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.

(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. *(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 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)

- ☐ 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)

- ☒ 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)

- ☐ 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) 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 15 day of January, 2020Signature of Deponent [Signature] JPO Lexington II, LLC
Grantor Name
1319 JFK Blvd., Ste 360
Philadelphia, PA 19103
Deponent Address Grantor Address at Time of Sale
6/3Notary Public
PATRICIA A PAPANIA
ID # 2331738
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires July 20, 2020

Last 6 digits in Grantor's Social Security Number _____ Name/Company of Settlement Officer _____

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____

County recording officers shall receive one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
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's website at:

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