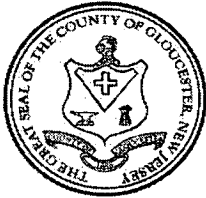
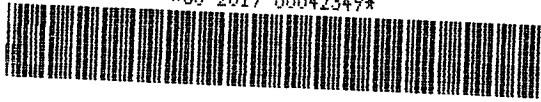


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2019 00042349*  Docket: 00042349 Type: DEE Pages: 7 James N. Hogan, Gloucester County Clerk Receipt #: 859546 10:01:55A Nov 06, 2019 Recording Fee: 100.00 DB 6189 19
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 85,000.00 Tax/Code: S County: 85.00 State: 212.50 NJAHTF: .00 PHPFA: 42.50 EAA: .00 GenPur: .00 C)\$1M: .00 REALTY TOTAL: 340.00
Date of Document: 10/01/2019	Type of Document: DEED
First Party Name: Go America, LLC	Second Party Name: Galindo, Anthony T Galindo, Patricia J
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 6	Lot: 28.04
Municipality: Elk Township	
Consideration: \$85,000.00	
Mailing Address of Grantee: 181 Moods Road Elk, NJ 08062	

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

Prepared By:

Catherine M. Franz, Esq.

Special Warranty Deed

THIS INDENTURE, made effective the 1 day of October 2019, between Go America, LLC, whose address is: c/o 2805 Dickens Street Suite 103, San Diego, CA 92106 hereinafter called the Grantor, and Anthony T. Galindo and Patricia J. Galindo, hereinafter called the Grantee, whose address is:

181 moods rd. Elk. NJ 08062

WITNESSETH: the Grantor, for and in consideration of the sum of Eighty Five Thousand and 00/100 Dollars (\$85,000.00), receipt whereof is hereby acknowledged by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in

Tax map Reference. (N.J.S.A.46:26A) Municipality of Elk Twp, County of Gloucester, State of New Jersey, BLOCK 6, LOT 28.04

BEING Commonly known as 181 Moods Road, Township of Elk aka Mullica Hi, NJ 08062

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

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

BEING MORE PARTICULARLY DESCRIBED ON SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same premises conveyed to the Grantor by Deed from US Bank National Association as Trustee recorded on March 22, 2019 in Book 6055, Page 198.

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).

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of Record, if any, all Applicable zoning ordinances, and Taxes for the current year and all subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple that it has Good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its' name, and its' corporate seal To be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Wherever the text in this Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTIONGIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Go America, LLC

Current Street Address

c/o 2805 Dickens Street Suite 103

City, Town, Post Office Box

San Diego

State

CA

Zip Code

92106

PROPERTY INFORMATION

Block(s)

6

Lot(s)

28.04

Qualifier

Street Address

181 Moods Road

City, Town, Post Office Box

Elk aka Mullica Hill

State

NJ

Zip Code

08062

Seller's Percentage of Ownership

100%

Total Consideration

\$85,000.00

Owner's Share of Consideration

\$85,000.00

Closing Date

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 9 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 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.

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 fully and honestly 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.

Date

Date

Signature

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

(If Seller is not the individual, estate, or trust, indicate if Power of Attorney or Attorney in Fact)

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

ATTESTED BY:

Go America, LLC

By: _____

By: Tyrone Reed

managing member

STATE OF _____, COUNTY OF _____ SS:

I CERTIFY that on _____, 2019.

Tyrone Reed personally came before me and stated under oath, to my satisfaction that:

- (a) this person is the subscribing witness to the signing of the attached deed;
- (b) this deed was signed by _____ who is the _____ of Go America, LLC the entity named in this deed and was fully authorized to and did execute this deed on its behalf;
- (c) this Deed was signed and delivered by the corporation as its voluntary act, duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$85,000.00 consideration paid (Such consideration is defined in N.J.S.A 46:15-5.)

Signed and sworn to before me on

_____, 2019.

A Notary Public of _____

My commission expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 1st
day of October, 2019, by Tyrone Reed

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

A large, stylized handwritten signature in black ink, which appears to read "Christine Ann James", written over a horizontal line.

SCHEDULE A

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain Lot(s), piece(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the *Township of Elk aka Mullica Hi, Gloucester County, State of NJ*

BEGINNING at a concrete monument found for a corner in the Northwesternly line of Moods Road (25 feet from centerline) (AKA Route 622), said point being in the Southerly line of Lot 28.05, Block 6 on plan hereinafter mentioned; extending thence

- (1) South 30 degrees 32 minutes 00 seconds West, along said line of Moods Road, a distance of 200.00 feet to an iron bar found for a corner in the Southerly line of Lots 28.04, Block 6 on said plan; thence**
- (2) North 59 degrees 28 minutes 00 seconds West, along said lot line, a distance of 222.22 feet to an iron bar found for a corner, thence**
- (3) North 30 degrees 32 minutes 00 seconds East, a distance of 200.00 feet to a point for a concrete monument found for a corner in the Southerly line of Lot 28.05, Block 6 on said plan; thence**
- (4) South 59 degrees 28 minutes 00 seconds East, along said lot line, a distance of 222.22 feet to the point of BEGINNING.**

NOTE: BLOCK 6, LOT 28.04

NOTE: Lot and Block shown for informational purposes only.

DB 6189
DOCKET# 00042349

25

DEED

Go America, LLC
Grantor

DATED: _____, 2019
RECORD AND RETURN

TO
Anthony T. Galindo and Patricia J. Galindo