

Consult your Lawyer before signing this Deed --- it has important legal consequences

DEED



Docket# 18819 Type: DEE Pages: 3
James N. Hogan, Gloucester County Clerk
Receipt#: 18080 10:25:50 A.M. 05/19/2010
Recording Fee: \$60.00 DB 4770 268

Date THIS DEED is made on May 17, 2010, between

Parties

Grantor MILL CREEK PROPERTIES, LLC
Full name(s) 111 Egg Harbor Road, Unit B
and post office Sewell, NJ 08080
address

Grantee VICTOR SIMONIN, JR.
Full name(s) 90 Glassboro Road, NJ 08043
and post office Monroeville
address

Grantor, and
Consideration: \$185,000.00 Exempt Code: S
Cnty: \$185.19 St: \$462.31
J.A.H.T.F.: \$52.50 P.H.P.F.A.: \$92.50
E.A.A.: \$42.00 Gen Purp: \$.00
C) \$1M: \$.00 REALTY TOTAL: \$834.50

Grantee.

(The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed.)

Consideration

In return for the payment to the Grantor by the Grantee of One Hundred Eighty-Five Thousand dollars -----
----- (\$185,000.00),

Conveyance

the Grantor grants and conveys to the Grantee all of the land located in Sewell, Township of Washington, County of Gloucester, and State of New Jersey, specifically described as follows:

Description of Land

ALL THAT CERTAIN tract or parcel of land and premises situate in Sewell, Township of Washington, County of Gloucester and State of New Jersey, more particularly described as follows:

Being known and designated as Unit B in the Five Points Professional Office Condominium, a condominium, together with an undivided 50% interest in and to the common elements appertaining thereto as set forth in the Master Deed of the Five Points Professional Office Condominium (and any amendments thereto), dated April 17, 1991 and recorded June 21, 1991 in Deed Book 2110, Page 123 in the Gloucester County Clerk's Office in conformity with the provisions of the Condominium Act of the State of New Jersey, P.L. 1969, c. 257, approved January 7, 1970, its supplements and amendments thereto.

Note: BEING Lot 2.02 C0002; Block 8; on the Official Tax Map of the Township of Washington.

BEING SUBJECT TO ALL EASEMENTS, COVENANTS, ORDINANCES AND RESTRICTIONS OF RECORD.

FEE SIMPLE interest in the land described in this Commitment is owned, at the Commitment Date, by Mill Creek Properties, LLC by Deed from Delsea Drive Associates dated 3-27-1998, recorded 4-2-1998 in Deed Book 2861, Page 151. (Covers premises in question with other lands).

This Deed was prepared by LOUIS P. SAMPOLI, ESQUIRE

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)

William Fryer

Member Millcreek Properties, LLC

Current Resident Address:

Street: 330 Lakeside Drive

City, Town, Post Office

Swedesboro

State

NJ

Zip Code

08085

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

8

2.02 C0002

Street Address:

111 Egg Harbor Road, Unit B

City, Town, Post Office

State

NJ

Zip Code

08080

Sewell, Washington Twp.

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$185,000.00

5/17/10

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

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.

5/17/2010

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

**Municipal Lot
and Block or
Account Number**

The land is now designated as Lot 2.02 C0002, in Block 8
on the municipal tax map (or as Account No.).

*Check box
if applicable*

[] No property tax identification number for the land is
available at the time of this conveyance.

**Receipt of
Consideration**

The Grantor has received the full payment from the Grantee.

**Signature of
Grantor**

The Grantor signs this Deed on the first date above. If the Grantor is
a corporation this Deed is signed by its corporate officers and its corporate
seal is affixed.

Signed, sealed and delivered in
the presence of or attested by: **MILL CREEK PROPERTIES, LLC**



By: **William Fryer**, Member

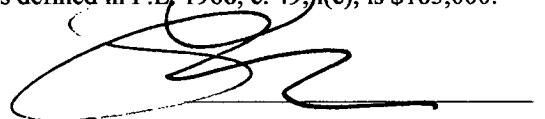
CERTIFICATE OF ACKNOWLEDGEMENT BY INDIVIDUAL

State of New Jersey, County of *Gloucester*

I am a
an officer authorized to take acknowledgement and proofs in this State. I sign this acknowledgement below to certify that it
was made before me.

On *MAY 17th* 2010, **MILL CREEK PROPERTIES, LLC, BY William Fryer Member**
appeared before me in person. (*If more than one person appears the words "this person" shall include all persons named
who appeared before the officer and made this acknowledgement.*) I am satisfied that this person is the person named in
and who signed this Deed. This person acknowledged signing, sealing and delivering this Deed as this person's act and
deed for the uses and purposes expressed in this Deed.

This person also acknowledged that the full and actual consideration paid or to be paid for the
transfer of title to realty evidence by this Deed, as such consideration is defined in P.L. 1968, c. 49)(c), is \$185,000.



*Louis P. Samperi
AN ATTORNEY AT LAW
ST. OF NJ*