

DOCKET# 110754

Type: DEE  
PAGES: 5

JAMES N. HOGAN  
GLOUCESTER COUNTY CLERK  
RECEIPT#: 75534

02:26:38 P.M.

12/19/2003

DB 3705 91

## GLOUCESTER COUNTY RECORDING DATA PAGE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL  
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND  
IS PART OF THE PERMANENT RECORD.

CONSIDERATION: \$216,900.00 EXEMPT CODE: D

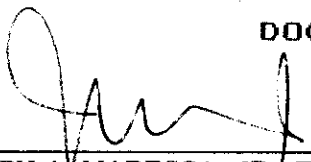
| County     | State            | N.P.N.R.F. |            |
|------------|------------------|------------|------------|
| \$217.00   | \$1.00           | \$343.00   |            |
| P.H.P.F.A. | E.A.A.           |            | Total      |
| \$108.50   | \$399.10         |            | \$1,067.60 |
| NJGLMOYE   | Date: 12/19/2003 |            |            |

RECORD & RETURN TO:

*Title America Agency  
185 W. White Horse PK  
Berlin, NJ 08009-2021*

GLOUCESTER COUNTY RECORDING DATA PAGE  
JAMES N. HOGAN, COUNTY CLERK

Prepared by:

  
 JOSEPH A. MARESSA, JR., ESQ.  
 Maressa, Goldstein, Birnser, Patterson,  
 Drinkwater & Oddo, P.C.  
 191 White Horse Pike, Berlin, NJ 08009  
 (856) 767-1471 \* (856) 767-7888

## Deed of New Construction

This Deed is made on 10/19/03, 2003

Between

RESERVE AT LAKE OBERST, L.L.C.  
*also known as*  
 THE RESERVE AT LAKE OBERST, L.L.C.  
*A Limited Liability Company of the State of New Jersey*  
 3 Eves Drive, Suite 305, Marlton, NJ 08053

referred to as the Grantor,

And

CAROLE KERINS  
 16 Merganser Court, Glassboro, NJ 08028

referred to the Grantee.

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

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **\$216,900.00**. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Being known as Block 412.21, Lot 22, on the Official Tax Map of the Borough of Glassboro.

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

ALL that certain tract or parcel of land and premises situate in the Borough of Glassboro, County of Gloucester, and the State of New Jersey, described as follows:

Being known as Block 412.21, Lot 22, as shown on Plan of Lots "Section One, The Reserve at Lake Oberst, L.L.C.", filed in the Gloucester County Clerk's Office on September 6, 2002, as Map #3769, and being more commonly known as 16 Merganser Court, Glassboro, NJ 08028.

Under and Subject to Declaration of Restriction as imposed by Reserve at Lake Oberst, LLC, to be recorded.

The within conveyance is made under and subject to all easement(s), restriction(s) and all other matters, if any, of record, and more specifically all items as set forth on Plan of Lots "Section One, The Reserve at Lake Oberst, L.L.C.", Map #3769.

BEING the same land and premises, with other lands, which became vested in Reserve at Lake Oberst, L.L.C., by Deed from Triad III, L.L.C., a New Jersey Limited Liability Company., dated January 23, 2003, recorded February 5, 2003, in Deed Book 3546 page 32 &c in the Gloucester County Clerk's Office.

CONSIDERATION: \$216,900.00 EXEMPT CODE: 0

| County     | State    | M.P.N.R.F. |
|------------|----------|------------|
| \$217.00   | \$0.00   | \$343.00   |
| P.H.P.F.A. | E.A.A.   |            |
| \$108.50   | \$399.10 |            |
| Total      |          |            |
| \$1,067.60 |          |            |

MAILED 10/19/2003

***First American Title Insurance Company  
Schedule A - Description - First Revision***

***Commitment No. 42754***

ALL that certain tract or parcel of land and premises situate in the Borough of Glassboro, County of Gloucester, and the State of New Jersey, described according to a survey made by Margaret Kulik, L.S., License #38943 of Consulting Engineer Services, dated 4/17/03, last revised 11/17/03, as follows:

BEING known as Lot 22, Block 412.21, as shown on Plan of Lots "Section One, The Reserve at Lake Oberst, L.L.C." filed 9/6/02 as Map #3769.

Note: Block 412.21, Lot 22, on the Tax Map of the Borough of Glassboro and more commonly known as 16 Merganser Court.

Under and Subject to Declaration of Restrictions as imposed by Reserve at Lake Oberst, LLC, to be recorded.

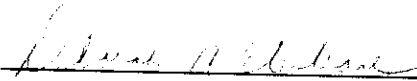
\* \* \* \* \*

**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 promises 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 page.

**Witnessed by:**

**Reserve at Lake Oberst, LLC, a/k/a  
The Reserve at Lake Oberst, L.L.C.  
a Limited Liability Company of the  
State of New Jersey**



By:

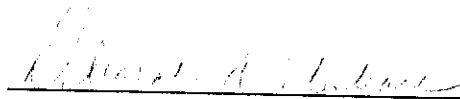
  
**Michael Zbik** **Managing Member**

**State of New Jersey , County of Camden**

**§:**

I CERTIFY that on September 11, 2003, 2003, **Michael Zbik, Managing Member, of Reserve at Lake Oberst, L. L.C, a/k/a The Reserve at Lake Oberst, L.L.C., a Limited Liability Company of the State of New Jersey**, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for **\$216,900.00** 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.)



**Deborah A. Elenbark**  
**Notary Public of New Jersey**  
**My Commission Expires Sept. 30, 2007**

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# Deed of New Construction

RESERVE AT LAKE OBERST, L.L.C.  
*also known as*  
THE RESERVE AT LAKE OBERST, L.L.C.  
*a Limited Liability Company of the State of New Jersey*  
3 Eves Drive, Suite 305, Marlton, NJ 08053

~TO~

CAROLE KERINS  
16 Merganser Court, Glassboro, NJ 08028

Date: 1/16/03, 2003

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CHARGE, RECORD and RETURN TO:

TITLE AMERICA AGENCY CORP.  
185 W. White Horse Pike, Berlin, NJ 08009

AGENT FILE NO. 42754