



E-recorded

DOCKET#:20225 Type:ERX-Deed
PAGES:9

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 896175 02:24:13 PM

05/29/2020
DB 6286 233

Fee:\$ 110.00

CONSIDERATION:\$ 269,990.00 Tax/Code:NEW CONSTRUCTION UNDER 350K

COUNTY:	270.00	STATE :	0.00
NJAHTF :	555.00	EAA :	521.00
PHPFA :	135.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 1,481.00

GRANTEE ADDRESS: 133 SPIRE PLACE

SEWELL
NJ -08080

DOCUMENT DATE: 05/28/2020

MUNICIPALITY: WASHINGTON BLOCK: 48.01 LOT: 68

PARTIES:

FIRST PARTY-NVR INC
SECOND PARTY-LATOYA M WILLIAMS

RECORD & RETURN TO:
SIMPLIFILE

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

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

Prepared by: E. ALLEN NICKERSON, ESQUIRE
175 W. WHITE HORSE PIKE, BERLIN, NJ 08009
VOICE 856-768-5103
SIGNATURE NO LONGER REQUIRED N.J.S.A. 46:26A-3

DEED OF NEW CONSTRUCTION

This Deed is made on May 28, 2020

BETWEEN

NVR, INC., A VIRGINIA CORPORATION
DOING BUSINESS IN NEW JERSEY AS RYAN HOMES
FOREIGN PROFIT CORP. 14A:13-1, ET SEQ, HOME JURISDICTION: VA.
NJ BUSINESS ID NUMBER 0100748644
1020 LAUREL OAK RD, STE. 200
VOORHEES, NJ 08043

referred to as the Grantor.

AND

LATOYA M. WILLIAMS, SINGLE WOMAN
133 SPIRE PLACE
SEWELL, NJ 08080

referred to as the Grantee.

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

TRANSFER OF TITLE. The grantor does hereby grant and convey the property described below to the Grantee.

CONSIDERATION. This transfer of ownership is made for the sum and consideration of \$269,990.00. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Being known as BLOCK 48.01, LOT 68, on the Official Tax Map of the Township of Washington, County of Gloucester, State of New Jersey.

PROPERTY DESCRIPTION. The property consists of all the land, buildings, structures and improvements contained on the property, and is located in the Township of Washington, County of Gloucester, State of New Jersey, and is described as follows:

BEING known as Block 48.01, Lot 68, as shown on Final Plan of Lots Section 2 Pinnacle Place, Block 48, Lots 2, 3, 4, 13 & Block 52, Lot 4.01, filed in the Gloucester County Clerk's Office on 2/5/2019 as Map #4595.

Commonly known as 133 SPIRE PLACE, SEWELL, NJ 08080.

More particularly described according to the legal description attached hereto and made a part hereof.

**EXHIBIT A
LEGAL DESCRIPTION**

ALL that certain tract or parcel of land, situated, lying and being in the Township of Washington, County of Gloucester, State of New Jersey, more particularly described according to a survey made by Joseph W. Maxcy, P.L.S., License No. 32652, of Peterman Maxcy Associates, LLC, dated February 28, 2020, as follows:

BEING known as Block 48.01, Lot 68, as shown on Final Plan of Lots Section 2 Pinnacle Place, Block 48, Lots 2, 3, 4, 13 & Block 52, Lot 4.01, filed in the Gloucester County Clerk's Office on 2/5/2019 as Map #4595.

Under and subject to DECLARATION OF EASEMENTS AND RESTRICTIVE AND PROTECTIVE COVENANTS for PINNACLE PLACE, dated March 15, 2017 and recorded on October 5, 2017 in Deed Book 5745, page 1 in the Clerk's Office of Gloucester County.

FOR INFORMATION PURPOSES ONLY:

BLOCK 48.01, LOT(S) 68, on the Tax Map of the Township of Washington, County of Gloucester, State of New Jersey, and more commonly known respectively as 133 Spire Place, Sewell, NJ 08080.

Under and subject to DECLARATION OF EASEMENTS AND RESTRICTIVE AND PROTECTIVE COVENANTS for PINNACLE PLACE, dated March 15, 2017 and recorded on October 5, 2017 in Deed Book 5745, page 1 in the Clerk's Office of Gloucester County.

The within conveyance is made under and subject to all easements, restrictions, rights-of-way of record, if any, and matters set forth on Final Plan of Lots Section 2 Pinnacle Place, Block 48, Lots 2, 3, 4, 13 & Block 52, Lot 4.01, filed in the Gloucester County Clerk's Office on 2/5/2019 as Map #4595.

BEING THE SAME LAND AND PREMISES, which became vested in NVR, Inc., a VA Corporation, doing business in New Jersey as Ryan Homes, by Deed from Pinnacle Land Holdings LLC dated 10/23/2019 and recorded 11/06/2019 in the Gloucester County Clerk's Office in Deed Book 6189, page 90.

PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

SIGNATURES. The Grantor signs this Deed as of date first above written.

WITNESSED BY:

NVR, INC., A VIRGINIA CORPORATION
DOING BUSINESS IN NEW JERSEY AS RYAN HOMES

By:



DYLAN SINCLAIR
APPOINTED VICE PRESIDENT

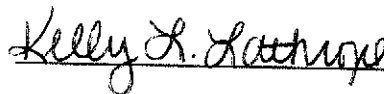
STATE OF NEW JERSEY

COUNTY OF CAMDEN

I CERTIFY that on MAY 28, 2020, DYLAN SINCLAIR personally came before me and acknowledged under oath, to my satisfaction, that:

- (a) he signed, sealed and delivered the attached DEED as APPOINTED VICE PRESIDENT by Incumbency Certificate dated March 2, 2020, of NVR, INC., A CORPORATION OF THE STATE OF VIRGINIA, DOING BUSINESS IN NEW JERSEY AS RYAN HOMES, the corporation named in this Deed;
- (b) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (c) he knows the proper seal of the corporation which was affixed to this Deed;
- (d) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A.46:15-5, is \$ 269,990.00

Kelly L. Lathrop
Notary Public of New Jersey
My Commission Expires: 4/20/2025
Commission No.: 50126185



KELLY L. LATHROP

ACKNOWLEDGEMENT OF CONSERVATION EASEMENT AND DEED RESTRICTION

(Page 1 of 2)

THE PURCHASER(S)/GRANTEE(S) HEREIN ACKNOWLEDGES AND ACCEPTS THE RESTRICTIVE USE IMPOSED BY A CONSERVATION EASEMENT SET FORTH IN THE CONSERVATION EASEMENT AND DEED RESTRICTION DATED APRIL 26, 2017, RECORDED OCTOBER 3, 2017, IN DEED BOOK 5742, PAGE 181, BY PINNACLE LAND HOLDINGS, LLC AND THE TOWNSHIP OF WASHINGTON, A MUNICIPAL CORPORATION OF THE STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. Except as existing or permitted in the approved site plan, there shall be no construction of any structures within the Restricted Area, excepting signs, fences and landscaping ..., the Restrictions, being exclusive of and subordinate to the rights of Grantor to maintain basin, infrastructure, utilities, and accessory function, approved in Grantor's site plan, unless such construction is authorized by the Township or is pursuant to an existing utility easement.
2. The Restricted Area shall be maintained in its approved state including in-kind replacement for plantings that die, or are of such condition to adversely affect buffer, or screening, or aesthetic appeal of the landscape.
3. Except as for maintenance, repair, pruning and care, the Restricted Area shall not be disturbed, except as respects care of the infrastructure.
4. The Restricted Easement Area shall be maintained free of litter, debris, grass clippings, leaf piles, branch clippings and all solid waste.
5. This instrument shall be binding upon the Grantor, its successors, heir and assigns, and upon the Grantee, its successors and assigns.

The following activities may be conducted (that is, are not prohibited) in the lands described as within the Restricted Area ..., provided the activities are performed in a manner that is not prohibited by law and seeks to minimize effects on the aforesaid land:

1. Normal property maintenance, including but not limited to mowing of lawn, pruning of trees and shrubs, planting and maintenance of plants within the area.
2. Construction, maintenance, repair and replacement of any structure or infrastructure approved by site plan or other appropriate approval or permitted pursuant to any now existing utility easement.

ACKNOWLEDGEMENT OF CONSERVATION EASEMENT AND DEED RESTRICTION

(Page 2 of 2)

The purpose of this Deed Restriction is further to convey to the Grantee the right and privilege, but not the obligation, of access to the Restricted Area if access is otherwise restricted from other lands and premises, exclusively for the purpose of inspection by municipal officials to assure compliance herewith. Further conveyed to the Grantee is the right, but not the obligation, to maintain and repair the buffer area if Grantor fails to do so at Grantor's cost. Such costs will be a lien against Grantor's property.

WITNESS

Latoya M Williams 5/20/2020
Latoya M. Williams

STATE OF NEW JERSEY

§:
COUNTY OF CAMDEN

I CERTIFY that on this 28 day of MAY, 2020, Latoya M. Williams, personally came before me and acknowledged under oath, to my satisfaction, (a) they personally signed this document (b) sealed and delivered this document as their voluntary act and deed.

Kelly L. Lathrope
NOTARY PUBLIC OF NEW JERSEY

Kelly L. Lathrope
Notary Public of New Jersey
My Commission Expires: 4/20/2025
Commission No.: 50126185

DEED OF NEW CONSTRUCTION	
NVR, INC., A VIRGINIA CORPORATION DOING BUSINESS IN NEW JERSEY AS RYAN HOMES ~ TO ~ LATOYA M. WILLIAMS, SINGLE WOMAN	RECORD AND RETURN TO: LEGACY TITLE AGENCY, L.L.C. 185 W. WHITE HORSE PIKE BERLIN, NJ 08009 AGENT FILE NO. LT-10872

GIT/REP-3

(8-19)

(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

NVR Inc., a Virginia Corporation doing business in New Jersey as Ryan Homes, by Dylan Sinclair, Vice President

Current Street Address

1020 Laurel Oak Road, Suite 200

City, Town, Post Office

Voorhees

State

NJ

ZIP Code

08043

Property Information

Block(s)

48.01

Lot(s)

68

Qualifier

Street Address

133 Spire Place

City, Town, Post Office

Sewell

State

NJ

ZIP Code

08080

Seller's Percentage of Ownership

100

Total Consideration

\$ 269,990.00

Owner's Share of Consideration

\$ 269,990.00

Closing Date

5/28/2020

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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 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.
8. ☐ Seller did not receive non-like kind property.
9. ☐ 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.
10. ☐ 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.
11. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
12. ☐ 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.
13. ☐ 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.
14. ☐ The property transferred is a cemetery plot.
15. ☐ 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.
16. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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.

5/28/2020

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATE

STATE 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 Gloucester } SS. County Municipal Code 0818
MUNICIPALITY OF PROPERTY LOCATION Washington Township
*Use symbol "C" to indicate that fee is exclusively for county use.

FOR RECORDER'S USE ONLY
Consideration \$ _____
RTF paid by seller \$ _____
Date By _____

Deponent, Dylan Sinclair being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Vice President in a deed dated 5/28/2020 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 48.01 Lot number 68 located at
133 Spire Place, Sewell, NJ 08080
(Street Address, Town) and annexed thereto.

(2) CONSIDERATION \$ 264,090.00 (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 (See 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 28 day of MAY, 2020

Kelly L. Lathrope

Kelly L. Lathrope
Notary Public of New Jersey
My Commission Expires: 4/20/2025
Commission No.: 50126185

Signature of Deponent NVR, Inc., d/b/a Ryan Homes
Grantor Name
Dylan Sinclair 1020 Laurel Oak Rd, Suite 200
1020 Laurel Oak Rd, Suite 200 Voorhees NJ 08043
Deponent Address Grantor Address at Time of Sale
XXX-XXX- 930 Legacy Title Agency, LLC
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County recording officers shall forward 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 of Taxation website at:
www.state.nj.us/treasury/taxation/lpt/localtax.htm