



E-recorded

DOCKET#:22126 Type:ERX-Deed
PAGES:7

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1045689 12:40:58 PM

05/18/2022
DB 6681 283

Fee:\$ 90.00

CONSIDERATION:\$ 67,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	67.00	STATE :	167.50
NJAHTF :	0.00	EAA :	0.00
PHPFA :	33.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 268.00

GRANTEE ADDRESS: 120 MAURER AVENUE

LAUREL SPRINGS
NJ -08021

DOCUMENT DATE: 05/12/2022

MUNICIPALITY: DEPTFORD BLOCK: 408 LOT: 9

PARTIES:

FIRST PARTY-MARY ROSE 22 LLC
SECOND PARTY-BOARDWALK REAL ESTATE INC

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:

ROBIN LONDON-ZEITZ, ESQUIRE

DEED

This Deed is made on May 12, 2022

BETWEEN

MARY ROSE 22, LLC

whose address is: ~~1000 Riverside Avenue, Suite 400, Jacksonville, FL 32204~~

525 Route 73 N., Suite 104, Marlton, NJ 08053 (AD)

referred to as the Grantor.

AND

BOARDWALK REAL ESTATE INC.

whose address is: 120 Maurer Avenue, Laurel Springs, NJ 08021

referred to as the Grantee.

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

TRANSFER OF TITLE.
described below to the Grantee.

The Grantor does hereby grant and convey the property

CONSIDERATION.

This transfer of ownership is made for the sum and consideration of Sixty Seven Thousand Dollars (\$67,000.00). The Grantor acknowledges receipt of this money.

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).

TAX MAP REFERENCE. BEING Block 408, Lot 9, as shown on the Tax Map of the Township of Deptford COMMONLY known as 853 Mail Avenue, Deptford, New Jersey 08096.

includes all marriages not listed above, and any pending matrimonial actions. We include how each marriage ended. We have attached copies of any death certificates and judgments for divorce or annulment including any provisions in these judgments which relate to this property.*

7. Exceptions and Additions. The following is a complete list of exceptions and additions to the above statements. This includes all liens or mortgages which are not being paid off as a result of this sale.

Exceptions - None.

8. Reliance. We make this affidavit in order to induce the Buyer(s) to accept our deed. We are aware that the Buyer(s) and their Mortgage lender rely on our truthfulness and the statements made in this affidavit.

9. Corporate Authority. MARY ROSE 22, LLC is a valid and subsisting limited liability company of the State of Delaware and is authorized to hold and dispose of real estate in other states including New Jersey. MARY ROSE 22, LLC is qualified to do business in the State of New Jersey. The premises involved in the instant transaction do not represent all or substantially all of the assets of MARY ROSE 22, LLC. The operating agreement of MARY ROSE 22, LLC does not require the consent of the members for the instant transaction.

MARY ROSE 22, LLC

By: _____

Name: _____

Title: _____

John Gardner

John Gardner

VIP

State of UTAH)
) ss
County of Salt Lake
Sworn and subscribed to before me
this 12th day of May, 2022

[Signature]

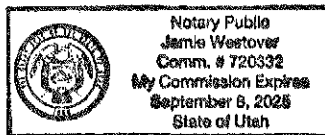


EXHIBIT A

The Land referred to herein below is situated in the County of Gloucester, State of New Jersey, and is described as follows:

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Deptford, County of Gloucester, and State of New Jersey and is bounded and described as follows:

BEING known and designated as Lot 6, 7 and a portion of Lots No. 11, 12 and 13 and a portion of Lots 1, 2 and 3 as shown on a certain map entitled Map of Lots of Van B. Gilbert situate in Deptford Township, Gloucester County, New Jersey, which map was filed in the office of the Clerk of Gloucester County on 08/13/2002 as Filed Map No. 3718.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 9, in Tax Block 408, on the Official Tax Map of the Township of Deptford.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 853 Mail Avenue, Deptford, New Jersey 08096.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by AmTrust Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s) Mary Rose 22, LLC
 Current Street Address 1000 Riverside Avenue, Suite 400 525 Route 73 N Suite 104 NJ
 City, Town, Post Office Jacksonville Mantion State NJ FL 08053 ZIP Code 08204

Property Information

Block(s) 408 Lot(s) 9 Qualifier
 Street Address 853 Mail Avenue State NJ ZIP Code 08096
 City, Town, Post Office Deptford

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
<u>100</u>	<u>\$67,000.00</u>	<u>\$67,000.00</u>	

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.
- ☐ 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.
15. ☐ 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.
16. ☐ 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.

5/12/22
Date

[Signature]
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

AFFIDAVIT OF TITLE

MARY ROSE 22, LLC, say(s) under oath:

1. Representations. If only one person signs this affidavit, the words "we", "us" and "our" shall mean "I", "me" and "my". The statements in this affidavit are true to the best of our knowledge, information and belief.
2. Name, Age and Residence. We have never changed our names or used any other names. We are a Delaware Limited Liability Company with an address at 1000 Riverside Avenue, Suite 400, Jacksonville, FL 32204.
3. Ownership and Possession. We are the only owners of property located at Block 408, Lot 9, as shown on the Tax Map of the Township of Deptford, commonly known as 853 Mail Avenue, Deptford, New Jersey called "this property". We now sell this property to Boardwalk Real Estate Inc., called the "Buyer". We are in sole possession of this property. We have owned this property since April 5, 2022. Since then no one has questioned our ownership or right to possession. We have never owned any property which is next to this property. Except for our agreement with the Buyers, we have not signed any contracts to sell this property. We have not given anyone else any rights concerning the purchase of this property.
4. Improvements. No additions, alterations or improvements are now being made or have been made to this property. All charges for municipal improvements such as sewers, sidewalks, curbs or similar improvements benefitting this property have been paid in full. No building, addition, extension or alteration on this property has been made or worked on within the past four months. We are not aware that anyone has filed or intends to file a mechanics lien or building contract relating to this property. No one has notified us that money is due and owing for construction, alteration or repair work on this property.
5. Liens or Encumbrances. We have not allowed any interest (legal rights) to be created which affects our ownership or use of this property. No other persons have legal rights in this property, except the rights of utility companies to use this property along the road or for the purpose of serving this property. There are no pending lawsuits or judgments against us or other legal obligations which may be enforced against this property. No bankruptcy or insolvency proceedings have been started by or against us. We have never been declared bankrupt. No one has any security interest in any personal property or fixtures included in this sale. All liens (legal claims, such as judgments) listed on the attached judgment or lien search are not against us, but against others with similar names.
6. Marital History. *(check where appropriate)*
 - o We are not married.
 - o We are married to each other.
 - o This property has never been occupied as the principal matrimonial residence of any of us. (If it has, or if it was acquired before May 28, 1980, each spouse must sign the deed and affidavit N.J.S.A. 3A:35-5.)
 - o Our complete marital history is listed above.
 - o Our complete marital history is listed below under paragraph number 7. This

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

See Attached Schedule A.

SIGNATURES.

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

MARY ROSE 22, LLC

By: _____

Name: John Gardner

Title: V.P.

Witnessed by: NATE GARDNER

Nate Gardner

STATE OF Utah :

ss:

COUNTY OF Salt Lake :

BE IT REMEMBERED, that on this 12 day of May, 2022, before me, the subscriber, personally appeared John Gardner who, stated to my satisfaction that this person was the maker of this instrument; was authorized to and did execute this instrument as an authorized agent of MARY ROSE 22, LLC, the entity named in this instrument; and, executed this instrument as the act of the entity named in this instrument and, made this instrument for the sum of \$67,000.00 as the full and actual consideration paid for the transfer of title. Sworn and subscribed before me on the aforesaid date.

