



E-recorded

DOCKET#:28736 Type:ERX-Deed
PAGES:6

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1054537 08:46:10 AM

07/06/2022
DB 6709 27

Fee:\$ 80.00

CONSIDERATION:\$ 104,667.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	105.00	STATE :	262.50
NJAHTF :	0.00	EAA :	0.00
PHPFA :	52.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 420.00

GRANTEE ADDRESS: 17 SOUTH BELL ROAD

BELLMAWR
NJ -00000

DOCUMENT DATE: 06/30/2022

MUNICIPALITY: DEPTFORD BLOCK: 408 LOT: 9

PARTIES:

FIRST PARTY-BOARDWALK REAL ESTATE INC
SECOND PARTY-GENESIS HOME BUILDERS AND REMODELERS LLC

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

Record & Return to:
 PITTMAN TITLE & ESCROW
 504 Independence Boulevard
 Sicklerville, NJ 08081
 (856) 516-4197

Prepared by: Joshua M. Steinberg, Esq.
 STEINBERG LAW GROUP LLC
 701 Route 73 North, Suite 1
 Marlton, NJ 08053
 (856) 985-4234

Deed

This Deed is made on the 30 day of June, 2022,

Between

BOARDWALK REAL ESTATE INC., a New Jersey corporation,

having a post office address at 120 Maurer Avenue, Laurel Springs, NJ 08021,

referred to as the Grantor,

and

GENESIS HOME BUILDERS AND REMODELERS LLC, a New Jersey limited liability company,

having a post office address at 17 South Bell Road, Bellmawr, NJ 08031,

referred to as the Grantee.

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This Transfer is made for the sum of **One Hundred Four Thousand Six Hundred Sixty-Seven and 00/100 Dollars (\$104,667.00)**. The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:26A-3) Township of Deptford
 Block No. 408 Lot No. 9 Qualifier

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

3. Property. The Property consists of the land and all the buildings and structures on the land in the Township of Deptford, County of Gloucester, State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof.
(Check box if applicable)

The Property being commonly known as: 853 Mail Avenue, Deptford, NJ 08096

BEING the same land and premises which became vested in Boardwalk Real Estate, Inc., by deed from Mary Rose 22, LLC dated 05/12/2022 and recorded with Gloucester County Recording Office on 05/18/2022 in Book 6681, Page 283.

Title previously vested in: Mary Rose 22, LLC by Final Judgment under Docket No. F-4293-21 naming Mary Rose 22, LLC as Plaintiff, and Jersey Willingham, her heirs, devisees and personal representatives, and their or any of their successors in right, title and interest and John/Jane Doe, spouse of Jersey Willingham, and the State of New Jersey, as Defendants, dated 04/05/2022, recorded in the Gloucester County Clerk's Office on 04/29/2022 in Deed Book 6671, Page 307.

SUBJECT to easements, restrictions, covenants, conditions and reservations of record, if any, and such state of facts as an accurate survey would disclose.

4. 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).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a Corporation, this Deed is signed and attested by its proper corporate officers and its corporate seal is affixed.

Witnessed by:

BOARDWALK REAL ESTATE INC.



{Seal}

By: FRANCESCO L. PULLELLA, Sole Shareholder

STATE OF New Jersey

ss:

COUNTY OF Camden

I CERTIFY that on June 30, 2022, FRANCESCO L. PULLELLA personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) was authorized to and did execute this Deed as Sole Shareholder of BOARDWALK REAL ESTATE INC., the Entity named in this Deed;
- (c) executed this Deed as the act of the Entity; and
- (d) made this Deed for \$104,667.00, as 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)

A. DeMarco
Notary Public

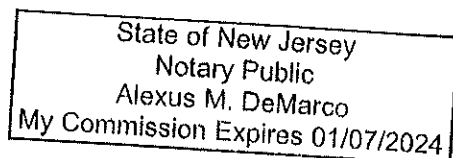


EXHIBIT A

File No.: 2022-PTE-494

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the City of Deptford , County of Gloucester, State of New Jersey, and being more particularly 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.

SUBJECT TO THE RECEIPT AND REVIEW OF A CURRENT, ACCEPTABLE SURVEY.

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.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 9 in Block 408 on the City of Deptford Tax Map.

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

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

BOARDWALK REAL ESTATE INC.

Current Street Address

120 Maurer Avenue

City, Town, Post Office

Laurel Springs

State

NJ

ZIP Code

08021

Property Information

Block(s)

408

Lot(s)

9

Qualifier

Street Address

853 Mail Avenue

City, Town, Post Office

Deptford

State

NJ

ZIP Code

08096

Seller's Percentage of Ownership

100

Total Consideration

\$104,667.00

Owner's Share of Consideration

\$104,667.00

Closing Date

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.

Date

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

(Corporation)

STATE OF NEW JERSEY

COUNTY OF Camden

SS:

FRANCESCO L. PULLELLA, say(s) under oath:

1. **Officers.** We are officers of **BOARDWALK REAL ESTATE INC.**, a Corporation of the State of New Jersey. The Corporation will be called the "Corporation" and sometimes simply "it" or "its." If only one person signs this affidavit the words "we", "us" and "our" shall mean "I", "me" and "my". The President of the Corporation is Francesco Pullella and has an address at 120 Main Ave. Land Farge, NJ. The Secretary of the Corporation is _____ and has an address at _____. We are fully familiar with the business of the Corporation. We are citizens of the United States and at least 18 years old.

2. **Representations.** The statements contained in this affidavit are true to the best of our knowledge, information and belief.

3. **Corporate Authority.** The Corporation is the only owner of Property located at 853 Mail Avenue, Township of Deptford, County of Gloucester, State of New Jersey, called "this Property." This Property is to be sold by the Corporation to GENESIS HOME BUILDERS AND REMODELERS LLC.

This action, and making of this Affidavit of Title, have been duly authorized by a proper resolution of the Board of Directors of the Corporation. A copy of this resolution is attached and made a part of this affidavit. The Corporation is legally authorized to transact business in New Jersey. It has paid all state franchise taxes presently due. Its charter, franchise and corporate powers have never been suspended or revoked. It is not restrained from doing business nor has any legal action been taken for that purpose. It has never changed its name or used any other name.

4. **Approval by Shareholders.** This is a sale of an asset of the Corporation. A copy of the authorization and approval of the shareholders is attached.

5. **Ownership and Possession.** It has owned this Property since _____. Since then no one has questioned its right to possession or ownership. The Corporation has sole possession of this Property. There are no tenants or other occupants of this Property. Except for its agreement with the Buyers (if this is a sale), it has not signed any contracts to sell this Property. It has not given anyone else any rights concerning the purchase or lease of this Property. It has never owned any Property which is next to this Property.

6. **Improvements.** No additions, alterations or improvements are now in progress or have been made to this Property since _____. It has always obtained all necessary permits and Certificates of Occupancy. All charges for municipal improvements such as sewers, sidewalks, curbs or similar improvements benefiting 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. The Corporation is not aware that anyone has filed or intends to file a mechanic's lien, construction lien or building contract relating to this Property. No one has notified it that money is due and owing for construction or repair work on this Property.

7. **Liens or Encumbrances.** It has not allowed any interest (legal rights) to be created which affect its 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. The Corporation does not have any pending lawsuits or judgments against it or other legal obligations which may be enforced against this Property. It does not owe any disability, unemployment, corporate franchise, social security, municipal or alcoholic beverage tax payments. No bankruptcy or insolvency proceedings have been started by or against it, nor has it ever been declared bankrupt. No one has any security interest in any personal Property or fixtures on this Property. All liens (legal claims, such as judgments) listed on the attached judgment or lien search are not against the Corporation, but against others with similar names.

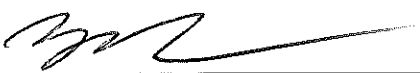
8. **Exceptions and Additions.** The following is a complete list of exceptions and additions to any of the above statements. This includes all liens or mortgages that are not being paid as a result of this transaction.

FRANCESCO L. PULLELLA is the Sole Shareholder of BOARDWALK REAL ESTATE INC.

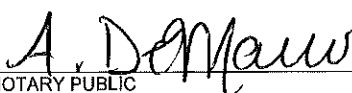
9. **Recognizance.** We have been advised that recognizance and/or abstracts or recognizance of bail are not being indexed among the records of the GLoucester County Clerk/Register's office and that the Title Company, Buyer(s) and/or Mortgagee will rely on the truthfulness of this statement. The undersigned hereby certify that there are no recognizance filed against the undersigned as either principal or surety on the property which is the subject of this transaction. There are no unpaid fines or surcharges levied against us by the New Jersey Motor Vehicle Commission.

10. **Reliance.** The Corporation makes this affidavit in order to induce the Buyer(s) or the Lender to accept its deed or mortgage. It is aware that the Buyer(s) or the Lender will rely on the statements made in this affidavit and on its truthfulness.

BOARDWALK REAL ESTATE INC.


By: FRANCESCO L. PULLELLA, Sole Shareholder

Signed and sworn to before me on June 30, 2022


NOTARY PUBLIC

