



Prepared by:

Bryan W. Lindsay, Esq.
Loan No. 1214422

Cocket: 00005777

Type:DEE Pages:4

James W. Hogan, Gloucester County Clerk

Receipt #: 612282 10:53:16A Feb 09, 2017

Recording Fee: 70.00 DB 5603 8

SPECIAL WARRANTY DEED

This Deed made on January 20 2017

BETWEEN

BAYVIEW LOAN SERVICING, LLC, having its principal office at 4425 Ponce De Leon Blvd., 5th Floor, Coral Gables, Florida 33146 referred to as the Grantor

AND James DeMartino and Elizabeth DeMartino, whose address is about to be 425 FERN AVENUE, DEPTFORD NJ 08096, referred to as the Grantee.

The word "Grantee" shall mean all 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 **FIFTY-EIGHT THOUSAND DOLLARS (\$58,000.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Deptford
Block No. 457 Lot No. 12 Account No.

No Property tax identification number is available on the date of this Deed.

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

See Description attached hereto and made a part hereof.

BEING same premises conveyed to Bayview Loan Servicing, LLC by Deed in Lieu of Foreclosure from Donna Marie Mizia and Lester E. Theodore dated May 31, 2016 and recorded with the Clerk/Register of Gloucester County on June 29, 2016 in Deed Book 5490, Page 298.

Commonly known as 400 Braun Ct., Deptford, New Jersey

Consideration:	58,000.00	Tax/Code:	5
County:	58.00	State:	145.00
NJAHTF:	.00	PHPFA:	29.00
EAA:	.00		
GenPur:	.00		
C)*1M:	.00	REALTY TOTAL:	232.00



State of New Jersey

Seller's Residency Certification/Exemption

(Please Print or Type)

SELLER(S) INFORMATION:Name(s) **BAYVIEW LOAN SERVICING, LLC**Current Street Address **4425 PONCE DE LEON BLVD., 5TH FLOOR**City, Town, Post Office Box **CORAL GABLES** State **FL** Zip Code **33146****PROPERTY INFORMATION:**Block(s) **457** Lot(s) **12** QualifierStreet Address **400 BRAUN CT.**City, Town, Post Office Box **DEPTFORD** State **NJ** Zip Code **08096**Seller's Percentage of Ownership **100%** Total Consideration **\$58,000.00**Owner's Share of Consideration **\$58,000.00** Closing Date **1/31/2017****SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Non-residents):**

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 being 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 has 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.

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.

1/30/17
Date

Sonia Asencio

Assistant Vice President

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

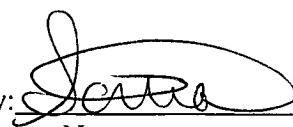
Warranties. Grantor covenants that Grantor will warrant specially the property conveyed hereby against any claims or demand of the Grantor and all persons claiming or to claim by, through or under Grantor.

Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

BAYVIEW LOAN SERVICING, LLC

Attested by: 
(signature of Attesting Witness)

Julieth Salvatierra
(print or type name of Attesting Witness)

By: 
Name: _____
Title: Sonia Asencio
Assistant Vice President

STATE OF FLORIDA

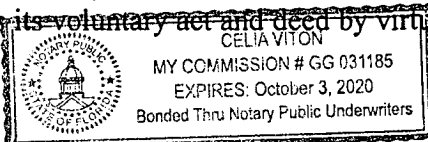
SS:

COUNTY OF MIAMI-DADE

I CERTIFY that on Jan 30, 2017, Sonia Asencio personally came before me and stated to my satisfaction that:

- (a) this person is the AVP of Bayview Loan Servicing, LLC, the entity named in this deed;
- (b) this person knows the proper seal of the Company and same was affixed to this deed;
- (c) this deed was made for \$58,000.00 as the full and actual consideration paid or to be paid for the transfer of title (such consideration as defined in N.J.S.A. 46:15-5); and
- (d) this deed was signed and delivered by the Company as its voluntary act and deed by virtue of authority from its Members.


Notary Public
RECORD AND RETURN TO:



Interstate 1st Title Agency, LLC
279 Browertown Road
Suite 101
Woodland Park, NJ 07424

WESTCOR LAND TITLE INSURANCE COMPANY

DB 5603
DOCKET# 00005777

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File Number: 500-18991

SCHEDULE A LEGAL DESCRIPTION

All that certain tract or parcel of land lying and being in the Township of Deptford, County of Gloucester, State of New Jersey

BEGINNING at a point in the curved westerly line of Braun Court, distant 394.46 feet southwestwardly measured along the tangent and curved northwesterly line of Braun Court from the southwestly end of the curve connecting the northwesterly line of Braun Court with the southwestly line of Peterson Blvd. said connecting curve having a radius of 10 feet, said beginning point being in the division line between Lots Nos. 11 and 12, Block A on Plan hereinafter mentioned and point being also in the center line of a 10 feet wide easement;

THENCE (1) southwardly and southeastwardly along the curved westerly and southwestly lines of Braun Court curving to the left with a radius of 50 feet, an arc distance of 37.50 feet to a point in the northwesterly line of a right of way;

THENCE (2) South 52 degrees 19 minutes 40 seconds West along the northwesterly line of the said right of way 150.00 feet to a point in the curved southwestly boundary line of the said plan;

THENCE (3) Northwestwardly and northwardly along the curved southwestly and westerly boundary line of the said plan, curving to the right with a radius of 200 feet, an arc distance of 150.00 feet to a point in the division line between Lots Nos. 11 and 12, Block A on said plan, said point being in the center line of the aforementioned 10 feet wide easement;

THENCE (4) South 84 degrees 42 minutes 02 seconds East along the last mentioned division line and along the center line of the said 10 feet wide easement 150.00 feet to the place of BEGINNING.

NOTE: Being Lot(s) Lot: 12, Block: 457; Tax Map of the Township of Deptford, County of Gloucester, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.