

DOCKET#:24322 Type:ERX-Deed
PAGES:10

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 548338 02:18:06 PM

06/29/2016
DB 5490 298

Fee:\$ 120.00

CONSIDERATION:\$ 10.00 Tax/Code:EXEMPT

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

REALTY TOTAL: \$.00

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

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

**RECORD & RETURN TO:
SIMPLIFILE**

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

RECORD AND RETURN TO:
TIMIOS, INC.
5716 CORSA AVE, STE 102
WESTLAKE VILLAGE, CA 91362
Block No. 457 Lot No. 12

PREPARED BY:
JOHN H. PAPASTRAT, ESQ.
145 NORTH ROAD
NUTLEY, NJ 07110

R#1288559

DEED IN LIEU OF FORECLOSURE
TITLE OF DOCUMENT

DATE: 5-31-16

KNOW ALL MEN BY THESE PRESENTS, that **DONNA MARIE MIZIA AND LESTER E. THEODORE** whose mailing address is 400 BRAUN CT WOODBURY NJ 08096, hereinafter called grantor, for **\$10.00** and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **BAYVIEW LOAN SERVICING, LLC** whose address is 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33146 hereinafter called grantee, and unto grantee's successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in the County of GLOUCESTER, State of New Jersey, described as follows:

ALL THAT CERTAIN LOT, PIECE OR PARCEL 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:

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 SOUTH WESTERLY END OF THE CURVE CONNECTING THE NORTHWESTERLY LINE OF BRAUN COURT WITH THE SOUTHWESTERLY 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 CENTERLINE OF 10 FEET WIDE EASEMENT; THENCE

(1) SOUTHWARDLY AND SOUTHEASTWARDLY ALONG THE CURVED WESTERLY AND SOUTHWESTERLY 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 FEET TO A POINT IN THE CURVED SOUTHWESTERLY BOUNDARY LINE OF THE SAID PLAN; THENCE

(3) NORTHWESTWARDLY AND NORTHWARDLY ALONG THE CURVED SOUTHWESTERLY AND WESTERLY BOUNDARY LINE OF THE &AID PLAN, CURVING TO THE RIGHT WITH A RADIUS OF 200 FEET, AN ARC DISTANCE OF 150 FEET TO A POINT IN THE DIVISION LINE BETWEEN LOT 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 LAST ALONG LAST MENTIONED DIVISION LINE AND ALONG THE CENTER LINE OF THE SAID 10 FEET WIDE EASEMENT 150 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS LOT 12, BLOCK A, ON PLAN #1, SECTION 5, EVERGREEN PARK HOMES, DATED APRIL 1951. MADE BY CAULFIELD AND FISHER, C.E. BEING KNOWN AS LOT 12, BLOCK 457 AS SHOWN ON THE TOWNSHIP OF DEPTFORD TAX MAP.

MORE COMMONLY KNOWN AS: 400 BRAUN CT, WOODBURY, NJ 08096

BLOCK: 457 LOT: 12

BEING THE SAME PROPERTY CONVEYED TO DONNA MARIE MIZIA AND LESTER E. THEODORE BY DEED FROM FIORE J. CAPORALE JR AND MELANIE CAPORALE, HUSBAND AND WIFE RECORDED 01/08/2001 IN DEED BOOK 3212 PAGE 154, IN THE GLOUCESTER COUNTY, NEW JERSEY, CLERK'S OFFICE.

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).

PURSUANT TO THE PROVISIONS OF SUBSECTION 11D OF THE FAIR FORECLOSURE ACT, N.J.S.A. 2A:50-63D, YOU MAY, WITHOUT PENALTY, RESCIND THIS CONVEYANCE WITHIN SEVEN (7) DAYS EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS; AND THAT SUCH RESCISION IS EFFECTIVE UPON DELIVERY OF WRITTEN NOTICE TO THE LENDER OR ITS AGENT OR UPON MAIL SUCH NOTICE TO THE LENDER OR ITS AGENT BY CERTIFIED OR REGISTERED MAIL, RETURN RECEIPT REQUESTED.

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

This deed is absolute in effect and conveys fee simple title of the premises above described to the grantee and does not operate as a mortgage, deed of trust or security of any kind.

NO MERGER. Grantor agrees and acknowledges that its entry into this deed and the other documents contemplated hereby shall not result in a merger of Grantee's interest under the mortgage with Grantee's interest under the deed. The terms, covenants, representations, and warranties of this agreement shall not merge into the deed but shall survive the close of the transaction contemplated hereby.

This deed does not affect a merger of the fee ownership and the lien of the mortgage described below. The fee and lien shall hereafter remain separate and distinct.

By acceptance and recording of this deed, grantee covenants and agrees that it shall forever forbear taking any action whatsoever to collect against grantor on the obligations which are secured by the mortgage/deed of trust (referred to herein "mortgage") described below, other than by foreclosure of that mortgage; and, that in any proceeding to foreclose that mortgage, grantee shall not seek, obtain or permit a deficiency judgment against grantors, their heirs, successors or assigns, such right being hereby waived. This paragraph shall be inapplicable in the event that grantor attempts to have this deed set aside or this deed is determined to transfer less than fee simple title to grantee.

Grantor does hereby assign and transfer to grantee any equity of redemption and statutory rights of redemption concerning the real property and the mortgage described below.

Grantor is not action under any misapprehension as to the legal effect of this deed, nor under duress, undue influence or misrepresentation of grantee, its agent, attorney or any other person. Grantor declares that this conveyance is freely and fairly made.

The true and actual consideration for the transfer consists of **\$10.00** and grantee's waiver of its right to bring an action against grantor based on the promissory note secured by the mortgage hereinafter described and agreement not to name the grantor as a party to a foreclosure action as stated above with respect to that certain mortgage signed on 1/29/2008, by **DONNA MARIE MIZIA AND LESTER E. THEODORE** in favor of **MERS INC., SOLELY AS NOMINEE FOR PREMIUM CAPITAL FUNDING, LLC D/B/A TOPDOT MORTGAGE, A NEW YORK LLC.** and recorded as Document No. 8403, Book 11113, Page 146 in real property records of GLOUCESTER County on 2/22/2008. Said mortgage was assigned to BAC HOME LOANS SERVICING, L.P., F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. by an assignment that was recorded as Document No. 6330 in Book 172 at Page 41 on 02/19/2010. Said mortgage was assigned to BANK OF AMERICA, N.A. by an assignment that was recorded as Document No. 19888 in Book 208 at Page 123 on 05/15/2012. Said mortgage was assigned to SECRETARY OF HOUSING AND URBAN DEVELOPMENT by an assignment that was recorded as Document No. 4003 in Book 300 at Page 40 on 02/01/2016. Said mortgage was assigned to BAYVIEW LOAN SERVICING, LLC by an assignment that was recorded as Document No. 4004 in Book 300 at Page 42 on 02/01/2016.

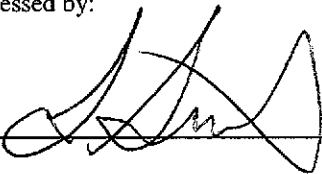
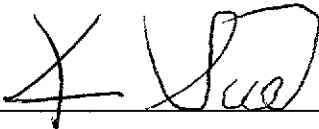
In construing this deed and where the context so requires, the singular includes the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

See Estoppel Affidavit attached as Exhibit "A"

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

IN WITNESS WHEREOF, the grantor has executed this 31 day of May 2016.

Witnessed by:


DONNA MARIE MIZIA

LESTER E. THEODORE

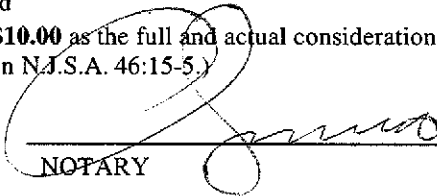
STATE OF NEW JERSEY

COUNTY OF Gloucester

SS.

I certify that on 5/31/16 **DONNA MARIE MIZIA AND LESTER E. THEODORE**, 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) executed this Deed as his or her own act; and
(c) made this Deed in Lieu of Foreclosure for **\$10.00** 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.)

ALEXANDER H. SPANO
Commission # 2400926
Notary Public, State of New Jersey
My Commission Expires
September 30, 2020


NOTARY

**ESTOPPEL AND SOLVENCY AFFIDAVIT
AND AFFIDAVIT OF TITLE**

STATE OF NEW JERSEY

COUNTY OF Gloucester SS.

DONNA MARIE MIZIA AND LESTER E. THEODORE being first duly sworn, depose and say: That they are the identical parties who made, executed, and delivered that certain Deed in Lieu of Foreclosure to **BAYVIEW LOAN SERVICING, LLC** dated the 31 day of May, 2016, conveying the following described property, to-wit:

ALL THAT CERTAIN LOT, PIECE OR PARCEL 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:

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 SOUTH WESTERLY END OF THE CURVE CONNECTING THE NORTHWESTERLY LINE OF BRAUN COURT WITH THE SOUTHWESTERLY 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 CENTERLINE OF 10 FEET WIDE EASEMENT; THENCE

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(3) NORTHWESTWARDLY AND NORTHWARDLY ALONG THE CURVED SOUTHWESTERLY AND WESTERLY BOUNDARY LINE OF THE SAID PLAN, CURVING TO THE RIGHT WITH A RADIUS OF 200 FEET, AN ARC DISTANCE OF 150 FEET TO A POINT IN THE DIVISION LINE BETWEEN LOT NOS. 11 AND 12, BLOCK A ON SAID PLAN, SAID POINT BEING IN THE CENTER LINE OF THE AFOREMENTIONED 10 FEET WIDE EASEMENT; THENCE

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MORE COMMONLY KNOWN AS: 400 BRAUN CT, WOODBURY, NJ 08096

BEING THE SAME PROPERTY CONVEYED TO DONNA MARIE MIZIA AND LESTER E. THEODORE BY DEED FROM FIORE J. CAPORALE JR AND MELANIE CAPORALE, HUSBAND AND WIFE RECORDED 01/08/2001 IN DEED BOOK 3212 PAGE 154, IN THE GLOUCESTER COUNTY, NEW JERSEY, CLERK'S OFFICE.

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to BAYVIEW LOAN SERVICING, LLC, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiants as grantors in said deed to convey, and by said deed these affiants did convey to BAYVIEW LOAN SERVICING, LLC therein all their right, title and interest absolutely in and to said premises; that possession of said premises has been surrendered to BAYVIEW LOAN SERVICING, LLC.

That in the execute and delivery of said deed affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

That aforesaid deed was not given as a preference against any other creditors of the deponents or either of them; that at the time it was given there was no other person or persons, firms or corporations, other than BAYVIEW LOAN SERVICING, LLC who have an interest, either directly or indirectly, in said premises; that these deponents are solvent and have no creditors whose rights would be prejudiced by such conveyance, and that deponents are not obligated upon any bond or mortgage or other security whereby any lien has been created or exists against the premises described in said deed.

That the consideration for said deed was and is payment to affiants of the sum of **\$10.00** by BAYVIEW LOAN SERVICING, LLC and BAYVIEW LOAN SERVICING, LLC agreement to forbear taking any action against affiants to collect on the obligations secured by the mortgage described below, other than by foreclosure of that mortgage and to not seek, obtain or permit a deficiency judgment against affiants in such foreclosure action. The mortgage referred to herein was executed by DONNA MARIE MIZIA AND LESTER E. THEODORE to MERS INC., SOLELY AS NOMINEE FOR PREMIUM CAPITAL FUNDING, LLC D/B/A TOPDOT MORTGAGE, A NEW YORK LLC., dated 1/29/2008, and recorded on 2/22/2008 as Instrument No. 8403 in Book 11113, Page 146 of the GLOUCESTER County Clerk's Office. Said mortgage was assigned to BAC HOME LOANS SERVICING, L.P., F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. by an assignment that was recorded as Document No. 6330 in Book 172 at Page 41 on 02/19/2010. Said mortgage was assigned to BANK OF AMERICA, N.A. by an assignment that was recorded as Document No. 19888 in Book 208 at Page 123 on 05/15/2012. Said mortgage was assigned to SECRETARY OF HOUSING AND URBAN DEVELOPMENT by an assignment that was recorded as Document No. 4003 in Book 300 at Page 40 on 02/01/2016. Said mortgage was assigned to BAYVIEW LOAN SERVICING, LLC by an assignment that was recorded as Document No. 4004 in Book 300 at Page 42 on 02/01/2016.

At the time of making said deed in lieu of foreclosure affiants believe and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded, or more.

This affidavit is made for the protection and benefit of BAYVIEW LOAN SERVICING, LLC, its successors and assigns, and all other parties hereafter dealing with or who may require an interest in the property herein described.

That affiants and each of them will testify, declare, depose, or certify before any competent tribunal, officer or person, in any case now pending or which may thereafter be instituted, to the truth of the particular facts hereinabove set forth.

There is no judgment, decree, order, attachment, recognizance, bail bond, sheriff's bond, reimbursement agreement, mechanics' liens or like or similar instrument adjudication or lien against or involving deponent(s) or the foregoing identified property anywhere open of record, unpaid, uncanceled and unsatisfied. There is no suit or proceedings of any nature whatsoever pending anywhere, affecting the aforesaid land and premises, to the knowledge or belief of deponent(s). Any judgments or proceedings or liens of record against DONNA MARIE MIZIA AND LESTER E. THEODORE not against deponent(s), but against persons of similar name. Deponent(s)

have never been the subject of bankruptcy or insolvency and no such proceedings are now pending against deponent(s) and deponent(s) have not made an assignment for the benefit of creditors or applied for any relief under the U.S. Bankruptcy Code. There is no unemployment compensation, New Jersey alcoholic beverage, or Federal Social Security taxes due and unpaid from deponent(s). The names of the deponent(s) are spelled DONNA MARIE MIZIA AND LESTER E. THEODORE and in no other way. Deponent(s) have not been known under any other name(s) during the past twenty (20) years, other than by reason of marriage, except;

I/WE (THE BORROWERS) UNDERSTAND THAT I/WE HAD A RIGHT TO OBTAIN LEGAL ADVICE BEFORE SIGNING THE AFORESAID DEED. I/WE HAVE EITHER DONE SO OR HAVE ELECTED TO PROCEED WITHOUT LEGAL ADVICE.


DONNA MARIE MIZIA


LESTER E. THEODORE

Subscribed and sworn before me this 31 day of MAY, 20 16.
By, Donna Marie Mizia and Lester E. Theodore

ALEXANDER H. SPANO
Commission # 2400926
Notary Public, State of New Jersey
My Commission Expires
September 30, 2020


NOTARY PUBLIC



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s) Donna Marie Mizia & Lester E. Theodore
 Current Street Address: 400 Braun CT Woodbury NJ 08096
 City, Town, Post Office Box _____ State _____ Zip Code _____

PROPERTY INFORMATION

Block(s) 457 Lot(s) 12 Qualifier _____
 Street Address: 400 Braun CT Woodbury NJ 08096
 City, Town, Post Office Box _____ State _____ Zip Code _____
 Seller's Percentage of Ownership 100% Total Consideration \$10.00 Owner's Share of Consideration \$10.00 Closing Date 5/31/16

SELLER 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 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.

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.

5/31/16
Date

5/31/16
Date

Donna Marie Mizia
Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Lester E. Theodore
Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATESTATE 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. 46:1 5-5 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
MUNICIPALITY OF PROPERTY LOCATION 0822
WOODBURY

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

* Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)Deponent, Donna M Mizia & Lester Theodore

being duly sworn according to law upon his/her oath,

deposes and says that he/she is the Grantor in a deed dated 5/31/2016 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)real property identified as Block number 457 Lot number 12 located at
400 Braun Ct Woodbury NJ 08096 and annexed thereto.
(Street Address, Town)(2) CONSIDERATION \$ 10.00 (See 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:
(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 (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.

(A) Total Consideration amount under \$100.00(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 the State of New Jersey.
- ☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN THE CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. **LOW AND MODERATE INCOME HOUSING** (See 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 the top of the 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 31 day of May, 2016.Donna M Mizia & Lester Theodore
Signature of DeponentDonna M Mizia
& Lester E. Theodore
Grantor Name

Deponent Address

XXX-XXX- 999

Last 3 digits in Grantor's Social Security Number

Grantor Address at Time of Sale

Name/Company of Settlement Officer

ALEXANDER H. SPANO
Commission # 2400926
Notary Public, State of New Jersey
My Commission Expires
September 30, 2020FOR 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 UNITThe Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it 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's website at:
www.state.nj.us/treasury/taxation/lpt/localtax.shtml