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James N. Hagan, Gloucester County Clerk  
Receipt #: 632934 12:41:06P Apr 12, 2017  
Recording Fee: 90.00 DB 5636 96

Prepared by: Todd D. Greene, Assistant Secretary  
D.R. Horton, Inc. - New Jersey  
8 Neshaminy Interplex, Suite 115  
Trevose, PA 19053  
Signature no longer required N.J.S.A. 46:26A-3

# DEED OF NEW CONSTRUCTION

This Deed is made on April 7, 2017

BETWEEN

Consideration: 299,990.00 Tax/Code: 0  
County: 300.00 State: .00  
NJAHF: 675.00 PHPFA: 150.00  
EAA: 590.00  
GenPur: .00  
C) \$1M: .00 REALTY TOTAL: 1,715.00

**D.R. HORTON, INC. - NEW JERSEY**  
a corporation of the State of Delaware  
FOREIGN PROFIT CORP. 14A:13-1, ET SEQ. HOME JURISDICTION: DE,  
NJ BUSINESS ID NUMBER 0100676921  
**8 NESHAMINY INTERPLEX, SUITE 115**  
**TREVOSE, PA 19053**

referred to as the Grantor.

AND

**CLAUDE W. GALLAHER, III AND GINA D. GALLAHER,**  
**HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY**  
**123 WEATHERBY LANE**  
**GLASSBORO, NJ 08028**

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 \$299,990.00. The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** (N.J.S.A 46:15-2.1) Being known as BLOCK 197.04, LOT 107 , BOROUGH OF GLASSBORO, 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 Borough of Glassboro, County of Gloucester, State of New Jersey, and is described as follows:

Being Block 197.04, Lot 107, as shown on Final Plan of Lots Camelot, Section 2B, Phase I, prepared by Margaret Kulik of Consulting Engineer Services, dated December 12, 2003, last revised July 27, 2004, filed October 8, 2004, Map #3968.

Commonly known as 123 WEATHERBY LANE, GLASSBORO, NJ 08028.

Under and Subject to the Declaration of Restrictive and Protective Covenants, Easements, Conditions, Charges and Liens for the Homeowner's Association at "The Village Grande at Camelot (55 or older Housing Development)", dated 3/7/06, recorded 3/9/06 in Deed Book 4176, Page 1 and any of its amendments or supplements.

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 Camelot, Section 2B, Phase I, prepared by Margaret Kulik of Consulting Engineer Services, dated December 12, 2003, last revised July 27, 2004, filed October 8, 2004, Map #3968.

BEING THE SAME LAND AND PREMISES, which became vested in D.R. Horton, Inc. - New Jersey, a Delaware Corporation by Deed from CANGLO, L.L.C., a New Jersey Limited Liability Company, dated October 8, 2004, recorded October 15, 2004, in Deed Book 3856, Page 315, in the Gloucester County Clerk's Office, with other lands, and by Consolidation Deed from D.R. Horton, Inc. - New Jersey, to D.R. Horton, Inc. - New Jersey, dated February 24, 2005, recorded February 25, 2005, in the Gloucester County Clerk's Office in Deed Book 3934, page 71.

RECORD & RETURN TO:  
TITLE AMERICA AGENCY CORP.  
185 W. WHITE HORSE PIKE, BERLIN, NJ 08009  
Agent File No. DR-1329



State of New Jersey  
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3  
(9-2015)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

D.R. Horton, Inc.- New Jersey, a corporation of the State of Delaware

Current Street Address

8 Neshaminy Interplex, Suite 115

City, Town, Post Office Box

Trevose

State

PA

Zip Code

19053

**PROPERTY INFORMATION**

Block(s)

197.04

Lot(s)

107

Qualifier

Street Address

123 Weatherby Lane

City, Town, Post Office Box

Glassboro

State

NJ

Zip Code

08028

Seller's Percentage of Ownership

100%

Total Consideration

\$ 299,990.00

Owner's Share of Consideration

\$ 299,990.00

Closing Date

4-7-17

**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

**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.

4-7-17

Date

*David Horton*

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

### ***Legal Description***

ALL that certain tract or parcel of land, situated, lying and being in the Borough of Glassboro, County of Gloucester, State of New Jersey, more particularly described according to a survey made by Adam R. Grant, PLS, License No. 24GS04335700 of Consulting Engineer Services, dated February 24, 2017, as follows:

Being Block 197.04, Lot 107, as shown on Final Plan of Lots Camelot, Section 2B, Phase I, prepared by Margaret Kulik of Consulting Engineer Services, dated December 12, 2003, last revised July 27, 2004, filed October 8, 2004, Map #3968.

**For Information Purposes Only:** Being Block 197.04, Lot 107, on the Tax Map of the Borough of Glassboro, County of Gloucester, State of New Jersey, and more commonly known as 123 Weatherby Lane, Glassboro, NJ 08028.

Under and Subject to the Declaration of Restrictive and Protective Covenants, Easements, Conditions, Charges and Liens for the Homeowner's Association at "The Village Grande at Camelot (55 or older Housing Development)", dated 3/7/06, recorded 3/9/06 in Deed Book 4176, Page 1 and any of its amendments or supplements.

PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered 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 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:

D.R. HORTON, INC. - NEW JERSEY  
A CORPORATION OF THE STATE OF DELAWARE

  
Donna Demenczuk

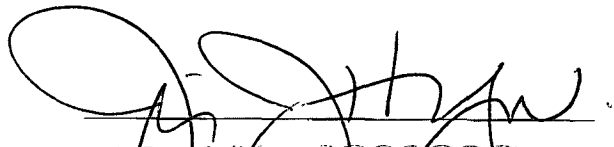
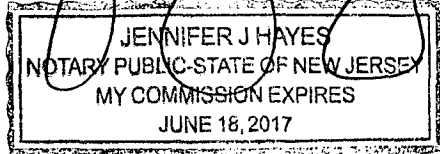
By:   
TODD D. GREENE, ASSISTANT SECRETARY

STATE OF NEW JERSEY

COUNTY OF Camden<sup>s</sup>

I CERTIFY that on April 7, 2017, TODD D. GREENE personally came before me and acknowledged under oath, to my satisfaction, that:

- (a) he signed, sealed and delivered the attached DEED as Assistant Secretary of D.R. HORTON, INC. - NEW JERSEY, 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 \$299,990.00.

|                                                                                                                                                                                          |                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| DEED OF<br>NEW CONSTRUCTION                                                                                                                                                              |                                                                                                                                     |
| D.R. HORTON, INC. – NEW JERSEY<br>A CORPORATION OF THE STATE OF DELAWARE<br><br>~TO~<br><br>CLAUDE W. GALLAHER, III AND GINA D. GALLAHER,<br>HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY | RECORD AND RETURN TO:<br><br>TITLE AMERICA AGENCY CORP<br>185 W. WHITE HORSE PIKE<br>BERLIN, NJ 08009<br><br>AGENT FILE NO. DR-1329 |

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 0806

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

MUNICIPALITY OF PROPERTY LOCATION Glassboro Borough

\*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, Todd D. Greene (Name), being duly sworn according to law upon his/her oath,  
deposes and says that he/she is the Asst. Secretary, D.R. Horton, Inc. in a deed dated 4-7-17 transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 197.04 Lot number 107 located at  
123 Weatherby Lane, Glassboro, NJ 08028 and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 299,990.00 (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 7 day of April, 2017

Todd D. Greene  
Signature of Deponent

D.R. Horton, Inc. - New Jersey  
Grantor Name

Todd D. Greene  
8 Neshaminy Interplex, Suite 115  
Trevose, PA 19053

8 Neshaminy Interplex, Suite 115  
Trevose, PA 19053

Deponent Address

Grantor Address at Time of Sale

XXX-XXX- 362

Title America Agency Corp.

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

JENNIFER J. HAYES  
NOTARY PUBLIC-STATE OF NEW JERSEY  
MY COMMISSION EXPIRES  
JUNE 18, 2017

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

County recording officers shall forward one copy of each RTP-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](http://www.state.nj.us/treasury/taxation/lpt/localtax.htm)