

DOCKET# 76502

Type: DEE
PAGES: 5

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 56114 10:51:26 A.M.

11/08/2004
DB 3870 45

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.

70 p

CONSIDERATION: \$216,141.74 EXEMPT CODE: 0

County	State	N.P.N.R.F.	
\$216.50	\$0.00	\$341.00	
P.H.P.F.A.	E.A.A.		Total
\$108.25	\$397.95		\$1,063.70
GEN PURP	C)\$1M		
\$0.00	\$0.00		
NJGLMOYE	Date: 11/08/2004		

1063.10 p

RECORD & RETURN TO:

*Eastern Title Agency
One Industrial Way West Siding
Paterson, NJ 07724*

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



SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)

K. Hovnanian

Current Resident Address:

Street: 110 Fieldcrest Avenue

City, Town, Post Office

Edison

State

NJ

Zip Code

08837

Home Phone

()

Business Phone

(732) 225-4001

PROPERTY INFORMATION (Brief Property Description)

Block(s)

5.32

Lot(s)

1

Qualifier

Street Address:

100 Beacon Drive

City, Town, Post Office

Dept Ford

State

NJ

Zip Code

08096

Seller's Percentage of Ownership

100%

Consideration

\$216,141.74

Closing Date

10-20-04

SELLER ASSURANCES (Check the Appropriate Box)

1. ☐ I am a resident taxpayer of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and 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 my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am 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 individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.

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 could 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.

10-20-04

Date

Mary Elise Authorized Rep.
K. Hovnanian

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

Prepared by: Mary O'Hare
Mary O'Hare

ETO 33070

THIS INDENTURE
NEW CONSTRUCTION

Dated 10/20/04

BETWEEN K. HOVNANIAN VENTURE I, L.L.C., a Limited Liability Company of the State of New Jersey, whose main office is 110 Fieldcrest Ave., CN 7825, Edison, New Jersey 08818-7825, the GRANTOR AND

CHRISTOPHER R. WOODSON, SINGLE

the GRANTEE

about to reside at 100 BEACON DRIVE, Deptford, New Jersey 08096

The GRANTOR grants, sells, conveys and transfers ownership of the property described below to GRANTEE for the sum of \$216,141.74 Dollars.

The property is located in the Township of Deptford, County of Gloucester and State of New Jersey and is legally described as Lot 1, Block 5.32 on a map entitled: "Final Plan of Lots at Rittenhouse at Locust Grove, P/O Locust Grove Farm, Section MF-5, Deptford Township, Gloucester County, N.J." prepared by G.S. Winters & Associates, Inc., dated February 21, 2001, with revisions and filed in the Gloucester County Clerk's Office on October 30, 2001, as Map No. 3464 and 3465; the property is also known as Lot No. 1, in Block No. 5.32, on the tax map of the Township of Deptford, Gloucester County, New Jersey.

The property being conveyed is subject to the Declaration of Covenants and Restrictions for Rittenhouse at Locust Grove Homeowners Association, dated April 3, 2003, and recorded April 8, 2003 in the Office of the Clerk of Gloucester County in Deed Book 3573, Page 94, as amended from time to time.

As a condition of receiving title, Grantee shall also receive a percentage share in and shall be a beneficial member of the Rittenhouse at Locust Grove Homeowners Association, Inc. and the Locust Grove Common Facilities Association, Inc. which shall obligate Grantee to all fiduciary duties as a shareholder in and member of said corporations as per the terms and conditions of the Bylaws and Articles of Incorporation. Such shares and membership shall run with the land and is only transferable upon passage of title to the property described above. Such interest is non-severable from title to the property.

The GRANTOR promises the GRANTEE that 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 Grantor has not allowed anyone else to obtain any legal rights which affect the property.

This Deed has been signed and attested to by the appropriate officers of the GRANTOR.

K. HOVNANIAN VENTURE I, L.L.C.

BY: K. HOVNANIAN HOLDINGS NJ, L.L.C.,
MANAGING MEMBER

BY: Mary O'Hare
Mary O'Hare, Authorized Representative

STATE OF NEW JERSEY : ss
COUNTY OF BURLINGTON :

I certify that on 10/20/04, Mary O'Hare personally appeared before me and acknowledged under oath that he/she has:

- (1) made this Deed; and
- (2) was authorized to and did execute this Deed on behalf of and as an Authorized Representative of the Grantor named in this Deed; and
- (3) made this Deed for \$216,141.74 consideration, as such consideration is defined in N.J.S.A. 46:15-5.

Cindy Ruth O'Connell
CINDY RUTH O'CONNELL
NOTARY PUBLIC OF NEW JERSEY
Notary Public Expires 7/13/2010
NOTARY PUBLIC

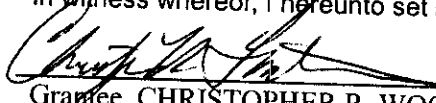
County	\$216.50	State	\$41.00	M.P.H.R.F.	\$341.00
P.H.P.F.A.	\$108.25	E.A.A.	\$397.95		
GEN PURP	\$1.00	C.I.H.	\$1.00		
MAINTENANCE	\$1.00				
					Total
					\$1,063.70

CONSIDERATION: \$216,141.74 EXEMPT CODE: 0

SPECIFIC POWER OF ATTORNEY

I, the above named GRANTEE, do hereby irrevocably name, make, appoint, constitute and confirm K. Hovnanian Venture I, L.L.C., a limited liability company of the State of New Jersey, whose main office is 110 Fieldcrest Ave., CN 7825, Edison, New Jersey, and its assigns and successors, my true and lawful attorney-in-fact for me for those specific and limited purposes as set forth in the Declaration of Covenants, Conditions and Restrictions of Rittenhouse at Locust Grove Homeowners Association (the "Rittenhouse Declaration") and for me and in my name, place and stead, execute any such amendment(s) to the Rittenhouse Declaration and other instrument(s) necessary to effect the purposes set forth in the Rittenhouse Declaration with the same force and effect as though I were present and acting for myself and I hereby ratify and confirm all that my said attorney-in-fact shall do by virtue hereof. This Power of Attorney shall not be affected by the fact that I might become incompetent hereafter, but shall remain in full force and effect.

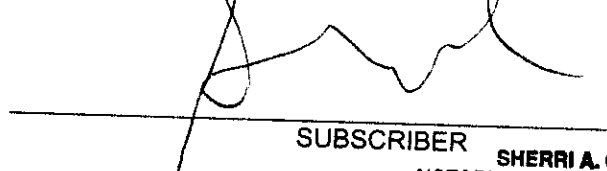
In witness whereof, I hereunto set my hand this 10/20/04


Grantee CHRISTOPHER R. WOODSON

Grantee

State of New Jersey) ss:
County of Burlington

Be it remembered, that on this 10/20/04, before me, the subscriber and my public, personally appeared CHRISTOPHER R. WOODSON and , who, I am satisfied (is) (are) the person(s) named in and who executed the within Instrument, and thereupon acknowledged that the Instrument was signed, sealed and delivered as a voluntary act and deed for the uses and purposes therein expressed.



SUBSCRIBER

SHERRI A. GLASS
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 12/20/05

K. HOVNANIAN VENTURE I, L.L.C.

to

CHRISTOPHER R. WOODSON
CHARGE, RECORD & RETURN

EASTERN TITLE AGENCY, INC.
INDUSTRIAL WAY WEST - BLDG. D
P.O. BOX 338
ATONTOWN, NEW JERSEY 07724

(Chapter 49, P.L. 1968, as amended)
To be recorded with deed pursuant to Chapter 49, P.L. 1968, a
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ IT

CONSIDERATION: \$216,141.74 EXEMPT CODE: D

STATE OF NEW JERSEY

COUNTY OF

Burlington

} ss.

County	State	N.P.N.R.F.	Total
\$216.50	\$0.00	\$341.00	
P.H.P.F.A.	E.A.A.		
\$108.25	\$397.95		
GEN PURP	C) \$1M		
\$0.00	\$0.00		
NJGLMOYE			

Date: 11/08/2004

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions # 3 and

Deponent, Mary O'Hare, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Legal Rep in a deed dated 10-15-04 transferring
(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
real property identified as Block number 5.32 Lot number 1 located at
100 Beacon Drive, Deptford and annexed thereto.
(Street Address, Municipality, County)

(2) CONSIDERATION \$ 216,141.74 (See Instructions #1 and #5 on reverse side)

(3) FULL EXEMPTION FROM FEE (See Instruction #6 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 Chapter 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) PARTIAL EXEMPTION FROM FEE (See Instruction #7 on reverse side)

PARTIAL EXEMPTION FROM FEE EXEMPTION FROM FEE (See Instructions #7 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 Fee, Supplemental Fee, and General Purpose Fee, 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) ☐ 82 years of age or over. * (See instruction #7 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 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, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #7 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(5) NEW CONSTRUCTION (See Instructions #8 and #10 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.

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 66, P.L. 2004.

Subscribed and sworn to before me
this 15th day of October, 2004

Cindy Ruth O'Connell
Commission Expires 7/13/2008
NOTARY PUBLIC OF NEW JERSEY
CINDY RUTH O'CONNELL

Mary O'Hare
Signature of Deponent
40 Fleckcrest Ave
Deponent Address
Edison NJ 08839
Kenneth A. Hannon
Grantor Name
40 Fleckcrest Ave
Grantor Address at Time of Sale
Edison NJ 08839
Name/Company of Settlement Officer
Eastern Title Agency

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