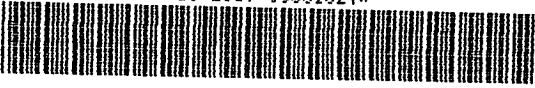


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2017 00051024*  Docket: 00051024 Type: DEE Pages: 5 James N. Hogan, Gloucester County Clerk Receipt #: 712548 11:20:53A Dec 29, 2017 Recording Fee: 80.00 DB 5794 167
Official Use Only – Record & Return Federation Title Agency, Inc. 90 W. Old Marlton Pike, Suite B Marlton, New Jersey 08053	Official Use Only – Realty Transfer Fee Consideration: 179,500.00 Tax/Code: S County: 179.50 State: 448.75 NJAHF: 44.25 PHPFA: 89.75 EAA: 35.40 GenPur: .00 C) \$1M: .00 REALTY TOTAL: 797.65
Date of Document: 11/27/2017	Type of Document: Deed
First Party Name: R & L Properties LLC	Second Party Name: Linda K. Walsh
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 409.02	Lot: 21
Municipality: Borough of Glassboro	
Consideration: \$179,500.00	
Mailing Address of Grantee: 101 Sylvan Terrace, Glassboro NJ 08028	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

GLOUCESTER COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.
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213470

DB 5794 168
DOCKET# 00051024

Prepared By: Anthony M. Pagano
(Signature Not Required as per
N.J.S.A. 46:26A-3)

DEED

THIS DEED is made on November 27, 2017 Delivered on Nov 30, 2017

BY AND BETWEEN

R&L PROPERTIES, LLC residing or located at **5 Rodeo Drive, West Creek, NJ 08092.**

referred to as Grantor;

AND Linda K. Walsh ^{a married woman}, about to reside at **101 Sylvan Terrace, Glassboro, NJ 08028** referred to as Grantee;

The terms "Grantor and "Grantee" shall mean all of the Grantors and/or all of the Grantees listed herein above.

TRANSFER OF OWNERSHIP. The Grantor grants and conveys the property described herein below to the Grantee. This transfer is made for the sum of **ONE HUNDRED SEVENTY-NINE THOUSAND, FIVE HUNDRED DOLLARS (\$179,500.00)**. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. This property is known as **Block 409.02 Lot 21** on the tax map of the Borough of Glassboro, County of Gloucester and State of New Jersey.

PROPERTY DESCRIPTION. The property consists of the land in ^{Boro of Glassboro} ~~Township of Edison~~ County of ~~Midchester~~ ^{Gloucester} and State of New Jersey. The legal description of the property is:

SEE ATTACHED SCHEDULED "A".

BEING THE SAME LAND AND PREMISES conveyed to the Grantor R&L Properties, LLC Deed from Michael W. Beato, Administrator of Estate of Margaret Beato, dated December 17, 2012 and recorded December 17, 2017 in the Gloucester County Clerk's Office in Deed Book 5027, Page 311.

Commonly known as 101 Sylvan Terrace, Glassboro, NJ 08028

Subject to restrictions and easements of record.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Roger LaPlante, Managing Member of R&L Properties

Current Street Address

5 Rodeo Drive

City, Town, Post Office Box

West Creek

State

NJ

Zip Code

08092

PROPERTY INFORMATION

Block(s)

409.02

Lot(s)

21

Qualifier

Street Address

10 Sylvan Terrace

City, Town, Post Office Box

Glassboro

State

NJ

Zip Code

08028

Seller's Percentage of Ownership

100%

Total Consideration

\$179,500.00

Owner's Share of Consideration

\$179,500.00

Closing Date

11-30-17

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.

11/27/17
Date

Date

Signature

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

Signature

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

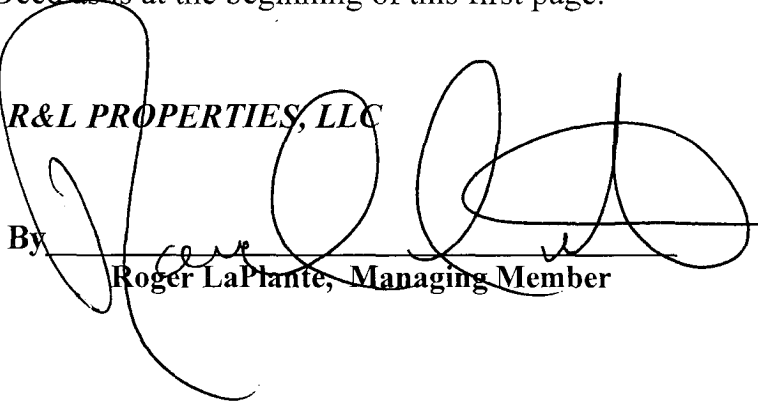
member

GRANTOR'S PROMISE. 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 to the property which would affect the property (such as by making a mortgage or allowing a judgment and/or lien to be entered against the Grantor).

SIGNATURES. The Grantor signs this Deed as is at the beginning of this first page.

WITNESS:

R&L PROPERTIES, LLC

By 
Roger LaPlante, Managing Member

STATE OF NEW JERSEY :

: SS.

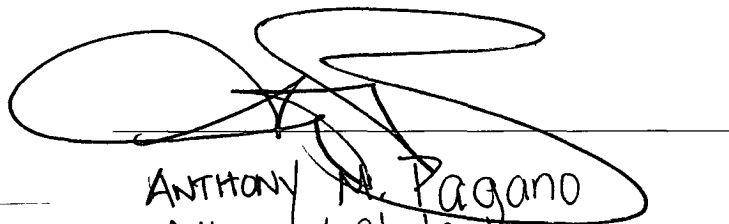
COUNTY OF Ocean

I certify that on November 27, 2017, Roger LaPlante Managing Member, of R&L Properties, LLC personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (1) is the maker of the attached Deed;
- (2) was authorized to and did execute this deed as the managing member of Miracle Investment Group LLC, the entity named in this Deed;
- (3) this Deed was made for \$179,500.00 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.);
- (4) this Deed was executed as the act of the entity.

RECORD AND RETURN TO:

Record & Return to:
Federation Title Agency
90 W Old Marlton Pike
Marlton NJ 08053


Anthony M. Pagano
Attorney at law

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Commitment Number: FTA 213470

SCHEDULE C

DB 5794 171
DOCKET# 00051024

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Glassboro, in the County of Gloucester, State of NJ, more particularly described as follows:

BEGINNING at a point in the westerly line of Sylvan Terrace said point being the Northerly end of a curve connecting the Northerly line of Greentree Road with the aforesaid Westerly line of Sylvan Terrace; thence

(1) along said Westerly line of Sylvan Terrace North 8 degrees 51 minutes West 85.92 feet to a point in the dividing line between Lot 21 and Lot 20, Block 409 B; thence

(2) along said dividing line South 81 degrees 9 minutes West 116 feet to a point in the dividing line between Lots 21 and 2, Block 409 B; thence

(3) along said dividing line and the same extended South 8 degrees 51 minutes East 124.86 feet to a point in the Northerly line of Greentree Road; thence

(4) along said Northerly line of Greentree Road North 70 degrees 12 minutes East 101.65 feet to a point in same; thence

(5) still along same, on a curve, curving to the left, with a radius of 20 feet an arc distance of 27.59 feet to the point and place of BEGINNING.

NOTE FOR INFORMATIONAL PURPOSES ONLY: 101 Sylvan Ter, Lot 21, Block 409.02, in the Borough of Glassboro, County of Gloucester, in the State of NJ.