

70.00 989-21339

①

DEED

This Deed is made on December 20, 2007

BETWEEN

NEW JERSEY HOME CONSTRUCTION, INC.

A corporation of the state of NEW JERSEY
Having its principle office at 407 Route 130, Cinnaminson, NJ 08077

referred to as the Grantor,

AND Gary Streeper

whose post office address will be 12 W. First Avenue, West Deptford, NJ 08051

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of One Hundred Forty Two Thousand Dollars (\$142,000.00).

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of West Deptford
Block No. 426 Lot 1 Account No.

☐ No property tax identification number is available on the date of this Deed.
(Check box if applicable.)

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

See Schedule "C" Legal Description attached hereto and made a part hereof.

BEING the same land and premises which became vested in

New Jersey Home Construction, Inc. by deed from Carmel M. Morina, Sheriff of the County of Camden, in the State of New Jersey dated July 18, 2007, recorded July 31, 2007 in Deed Book 4418, page 243.

Record & Return To:
FOUNDATION TITLE, LLC
13000 Lincoln Drive West
Suite 201
Marlton, NJ 08053
(856) 834-2600

(print signer's name below signature).

Donald L. Pollock, Jr.



Docket# 547 Type: DEE Pages: 4
James M. Hogan, Gloucester County Clerk
Receipt#: 509 02:27:09 P.M. 01/04/2008
Recording Fee: \$70.00 DB 4485 335

Consideration: \$142,000.00 Exempt Code: S
Cnty: \$142.14 St: \$354.86
M.P.N.R.F.: \$.00 P.H.F.F.A.: \$71.00
E.A.A.: \$.00 Gen Purp: \$.00
C) \$1M: \$.00 REALTY TOTAL: \$568.00

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

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

New Jersey Home Construction, Inc

Current Resident Address:

Street: 407 Route 130

City, Town, Post Office

Cinnaminson

State

NJ

Zip Code

08077

PROPERTY INFORMATION (Brief Property Description)

Block(s)

426

Lot(s)

1

Qualifier

Street Address:

12 W 1st Ave

City, Town, Post Office

West Deptford

State

NJ

Zip Code

Seller's Percentage of Ownership

100%

Consideration

\$142,000

Closing Date

12/20/07

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

1. ☐ I am a resident taxpayer (individual, estate, or trust) 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 an 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.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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 (see instructions).
8. ☐ Transfer 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.

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.

12/20/07
DateSignature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Donald L. Pollock, Jr.

Date

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

STEWART TITLE GUARANTY COMPANY

File Number: 989-21339

**SCHEDULE C
LEGAL DESCRIPTION**

ALL that certain tract or parcel of land, situated, lying and being in the Township of West Deptford, County of Gloucester, State of New Jersey, more particularly described as follows:

BEGINNING at the Northeasterly corner of Hendrickson Creek Road, n/k/a West First Avenue and Centre Street; thence

- (1) Along the Easterly line of said Centre Street North 24 degrees 35 minutes East 70.19 feet to a corner; thence**
- (2) At right angles to said Centre Street, South 65 degrees 25 minutes East 39.61 feet to a corner; thence**
- (3) South 31 degrees 15 minutes West 74.30 feet to the Northerly line of West First Avenue aforesaid; thence**
- (4) Along same, North 58 degrees 45 minutes West 31.19 feet to the place of Beginning.**

NOTE: Being Lot(s) 1, Block: 426; Tax Map of the Township of West Deptford, County of Gloucester, State of New Jersey.

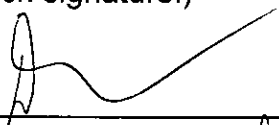
NOTE: Lot and Block shown for informational purposes only.

The street address of the Property is: **12 1st Avenue, West Deptford, New Jersey**

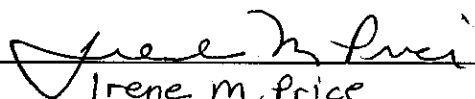
4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. Signatures. The Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:



DONALD L. POLLOCK, JR. (Seal)



Irene M. Price

(Seal)

STATE OF NEW JERSEY, COUNTY OF *Burlington* SS:
I CERTIFY that on *12/28/07*

DONALD L. POLLOCK, JR.

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) was authorized to and did execute this Deed as
of **NEW JERSEY HOME CONSTRUCTION, INC.**

PRESIDENT

the entity named in this deed; and

c) made this Deed for \$142,000.00 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.); and

d) executed this Deed as the act of the entity.



(Print name and title below signature) Notary

IRENE M. PRICE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires *7/28/10*