

86' NEW CONSTRUCTION

DEED

rec
Docket# 54586 Type: DEE Pages: 5
James N. Hogan, Gloucester County Clerk
Receipt#: 45241 02:10:10 P.M. 08/10/2006
Recording Fee: \$80.00 DB 4258 91

This Deed is made on
BETWEEN

7/21/06
MAIN STREET MANTUA INVESTMENT, LLC,
a New Jersey Limited Liability Company

having its principal office at 49 Linden Avenue, Mantua, New Jersey 08051
referred to as the Grantor,

AND JAMES T. BRYDGES AND KATHLEEN T. BRYDGES, Husband and Wife

whose post office address is 472 Mantua Boulevard, Mantua, New Jersey 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 Four Hundred Seven Thousand Eight Hundred Sixty Five and 00/100 Dollars (\$407,865.00). The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Mantua
Block No. 169 Lot 2.07 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 Mantua
County of Gloucester and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof
(Check box if applicable.)

Being the same land and premises which became vested in Main Street Mantua Investment, LLC, by Deed from Elite Construction Corp., Inc., Dated 2/16/06, Recorded 3/24/06, in Deed Book 4184, Page 309.

RETURN TO:
CONGRESS TITLE
P.O. Box 5479
Barclay Pavilion East
Cherry Hill, NJ 08034


Prepared By: (print signer's name below signature)

Nicholas Salerno
Nicholas Salerno, Managing Member

75060768 / 8a2
Consideration: \$407,865.00 Exempt Code: D
Cnty: \$408.00 St: \$.00
N.P.N.R.F.: \$1,107.00 P.H.P.F.A.: \$204.00
E.A.A.: \$838.40 Gen Purp: \$734.40
C) \$1M: \$.00 REALTY TOTAL: \$3,291.80

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)

MAIN STREET MANTUA INVESTMENT, LLC

Current Resident Address:

Street: 49 Linden Avenue

City, Town, Post Office

Mantua

State

New Jersey

Zip Code

08051

PROPERTY INFORMATION (Brief Property Description)

Block(s)

169

Lot(s)

2.07

Qualifier

Street Address:

472 Mantua Boulevard

City, Town, Post Office

Mantua

State

New Jersey

Zip Code

08051

Seller's Percentage of Ownership

100%

Consideration

\$407,865.00

Closing Date

7/21/06

SELLER ASSURANCES (Check the Appropriate Box)

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.
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.

Date

7/21/06

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



Fidelity National Title
INSURANCE COMPANY

SCHEDULE C
(Legal Description)

Commitment No.: 75060768

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Mantua, County of Gloucester, State of New Jersey:

BEGINNING at a point in the curved Northeasterly line of Mantua Boulevard (50 feet wide), said point being in the division line between Proposed New Lot 2.06 and Proposed New Lot 2.07, Block 169 on Plan hereinafter mentioned; extending thence

1. Southeastwardly, along said line of Mantua Boulevard, curving to the right with a radius of 1111.16 feet and an arc distance of 41.94 feet to a point for a corner in the division line between Lot 2.04 and Proposed New Lot 2.07, Block 169 on said Plan; thence
2. North 59 degrees 45 minutes 00 seconds East, along said division line, a distance of 103.82 feet to an Iron Bar found for a corner in same; thence
3. South 30 degrees 15 minutes 00 seconds East, along same, a distance of 25.00 feet to an Iron Bar found for a corner in the division line between Lot 2.02 and Proposed New Lot 2.07, Block 169 on said Plan; thence
4. North 59 degrees 45 minutes 00 seconds East, along said division line, a distance of 160.59 feet to a Concrete Monument found for a corner in the division line between Lot 2.03 and Proposed New Lot 2.07, Block 169 on said Plan; thence
5. North 30 degrees 15 minutes 00 seconds West, along said division line, a distance of 97.44 feet to a point for a corner in same; thence
6. South 49 degrees 23 minutes 00 seconds West, along same, a distance of 25.43 feet to a Concrete Monument found for a corner in same; thence
7. North 51 degrees 07 minutes 00 seconds West, along same, a distance of 35.41 feet to a point for a corner in the division line between Proposed New Lot 2.05 and Proposed New Lot 2.07, Block 169 on said Plan; thence
8. South 38 degrees 53 minutes 00 seconds West, along said division line, a distance of 104.00 feet to a point for a corner in the division line between Proposed New Lot 2.06 and Proposed New Lot 2.07, Block 169 on said Plan; thence
9. South 51 degrees 07 minutes 00 seconds East, along said division line, a distance of 2.50 feet to a point for a corner in same; thence
10. South 38 degrees 53 minutes 00 seconds West, along same, a distance of 51.56 feet to a point for a corner in same; thence
11. North 61 degrees 07 minutes 00 seconds West, along same, a distance of 21.66 feet to a point for a corner in same; thence
12. South 45 degrees 07 minutes 20 seconds West, along same, a distance of 81.34 feet to the Point of Beginning.

9016110007.rdw

BEING Proposed New Lot 2.07, Block 169 as shown on the Plan of Minor Subdivision by Pennell Land Surveying, dated 2-7-05, last revised 9-16-05.

Being Lot 2.07, Block 169, on the Tax Map of the Township of Mantua

The street address of the Property is: 472 Mantua Boulevard, Mantua, New Jersey 08051.

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

Witnessed or Attested by:

MAIN STREET MANTUA INVESTMENT, LLC

By:

Nicholas Salerno, Managing Member

SHARON L. KESSLER
Notary Public of New Jersey
My Commission Expires September 18, 2008

STATE OF NEW JERSEY, COUNTY OF Gloucester SS:
I CERTIFY that on 7/21/06

Nicholas Salerno

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- a) was the maker of the attached Deed;
- b) was authorized to and did execute this Deed as Managing Member of Main Street Mantua Investment, LLC, the entity named in this Deed;
- c) made this Deed for \$407,865.00 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)

SHARON L. KESSLER
Notary Public of New Jersey
My Commission Expires September 18, 2008

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006)

To be recorded with deed pursuant to Chapter 49, P.L. 1968, as amended by Chapter 308, P.L. 1991 (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

0810

MUNICIPALITY

Mantua

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, Nicholas Salerno being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Managing Member in a deed dated July 21, 2006 transferring
(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending institution, etc.)
real property identified as Block number 169 Lot number 2.07 located at
472 Mantua Boulevard, Mantua, Gloucester County and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 407,865.00 (See Instructions #1 and #5 on reverse side)

(2A) REQUIRED CALCULATION OF EQUALIZED ASSESSED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:

Total Assessed Valuation ÷ Director's Ratio = Equalized Valuation

\$ ÷ % = \$

If equalized value is in excess of \$1,000,000, the 1% fee is imposed on buyer on entire amount of consideration. 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 value.

(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 C. 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) ☐ 62 years of age or over. * (See Instruction #7 on reverse side for A or B)
B. BLIND PERSON Grantor(s) ☐ legally blind or; *
C. 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 33, P.L. 2006.

Subscribed and sworn to before me
this 17 day of July, 2006

Signature of Deponent

49 Linden Avenue

Mantua, NJ 08051
Deponent Address

Main Street Mantua Investment, LLC

Grantor Name

49 Linden Avenue, Mantua, NJ 08051

Grantor Address at Time of Sale

Name/Company of Settlement Officer

SHARON L. KESSLER
Notary Public of New Jersey
My Commission Expires September 18, 2008

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 2A is completed.

STATE OF NEW JERSEY- DIVISION OF TAXATION

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 further 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