



E-recorded

DOCKET#:4596 Type:ERX-Deed
PAGES:4

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1214241 08:43:47 AM

02/12/2025
DB 7131 105

Fee:\$ 60.00

CONSIDERATION:\$ 95,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	95.00	STATE :	237.50
NJAHTF :	0.00	EAA :	0.00
PHPFA :	47.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 380.00

GRANTEE ADDRESS: 15245 SHADY GROVE ROAD SUITE 210

ROCKVILLE
MD-20850

DOCUMENT DATE: 02/07/2025

MUNICIPALITY: GLASSBORO BLOCK: 490 LOT: 002

PARTIES:

FIRST PARTY-CHARV LLC A NEW JERSEY LIMITED LIABILTIY CO
SECOND PARTY-MARKETPRO SOUTH INC A MARYLAND CORPORATION

RECORD & RETURN TO:
SIMPLIFILE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

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

BARGAIN AND SALE DEED

This Deed is made on the 7 day of February, 2025

BETWEEN:

CHARV LLC, A NEW JERSEY LIMITED LIABILITY COMPANY,

whose post office address is: **1808 SOUTH ACADEMY STREET, GLASSBORO, NJ
08028-8322**

referred to as the Grantors,

AND:

MARKETPRO SOUTH, INC., A MARYLAND CORPORATION

whose post office address is: **15245 SHADY GROVE ROAD, SUITE 210, ROCKVILLE,
MD 20850**

referred to as the Grantees.

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

Transfer of Title. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee.

Consideration. This transfer of ownership is made for the sum and consideration of **NINETY-FIVE THOUSAND DOLLARS AND ZERO CENTS (\$95,000.00), AND OTHER GOOD AND VALUABLE CONSIDERATION**, the receipt of which is hereby acknowledged by Grantor.

Tax Map Reference. (N.J.S.A. 46:15-1.1): Municipality of **GLASSBORO, GLOUCESTER COUNTY**; Block No.: **490** Lot No.: **2** Qualifier No.: _____

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

Property. The property consists of the land and all the land, buildings, structures and improvements on the land in **GLASSBORO, GLOUCESTER COUNTY, AND STATE OF NEW JERSEY**, and is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF.

Subject to restrictions and easements of record, if any, and zoning ordinance and such facts as an accurate survey may disclose.

The street address of the Property is: **1807 SOUTH ACADEMY STREET, GLASSBORO, NJ
08028-8322**

Type of Deed. This Deed is called a Bargain and Sale Deed.

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 legal rights which effect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. This Deed is signed and attested to by the Grantor as of the date at the top of the first page.

Witnessed or Attested by:

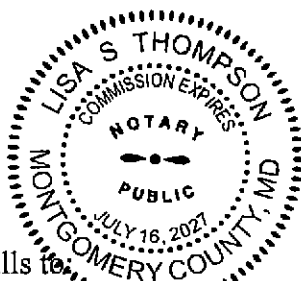
Name: _____

Charles Harvey Jr. sole member
(Seal)
**CHARLES HARVEY, JR., SOLE MEMBER OF
CHARV LLC, A NEW JERSEY LIMITED
LIABILITY COMPANY**

Maryland (SP)
STATE OF ~~NEW JERSEY~~)
SS:
COUNTY OF *Montgomery*)

I CERTIFY that on the 7 day of February, 2025, **CHARLES HARVEY, JR.,
SOLE MEMBER OF CHARV LLC, A NEW JERSEY LIMITED LIABILITY
COMPANY** personally came before me and stated to my satisfaction that each person:

- (a) were the makers of the attached instrument;
- (b) executed this Deed as his/her/their own act; and,
- (c) made this Deed for **NINETY-FIVE THOUSAND DOLLARS AND ZERO CENTS (\$95,000.00)**, 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).



Lisa Thompson

Notary Public
My Commission expires: 7-16-27
My Registration No.: _____

Send Subsequent Tax Bills to:
**MARKETPRO SOUTH, INC.,
A MARYLAND CORPORATION
15245 SHADY GROVE ROAD, SUITE 210
ROCKVILLE, MD 20850**

EXHIBIT A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE BOROUGH OF GLOUCESTER, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF ACADEMY STREET (ALSO KNOWN AS SOUTH ACADEMY STREET) (50.00 FEET WIDE) SAID POINT BEING IN THE DIVISION LINE BETWEEN LOTS 2196 AND 2197 ON PLAN HEREINAFTER MENTIONED; EXTENDING THENCE (1) SOUTH 07 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID LINE OF ACADEMY STREET, A DISTANCE OF 50.00 FEET TO A POINT FOR A CORNER IN THE DIVISION LINE BETWEEN LOTS 2198 AND 2199 ON SAID PLAN; THENCE (2) NORTH 83 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID DIVISION LINE, A DISTANCE OF 94.06 FEET TO A POINT FOR A CORNER IN THE NORTHEASTERLY LINE OF EAST BOULEVARD (30.00 FEET WIDE AS PER TAX MAP) (NOT OPEN); THENCE (3) NORTH 03 DEGREES 56 MINUTES 45 SECONDS WEST, ALONG SAID LINE OF EAST BOULEVARD, A DISTANCE OF 50.92 FEET TO A POINT FOR A CORNER IN THE DIVISION LINE BETWEEN LOTS 2196 AND 2197 ON SAID PLAN; THENCE (4) SOUTH 83 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID DIVISION LINE, A DISTANCE OF 103.73 FEET TO THE POINT OF BEGINNING. BEING LOTS 2197 AND 2198, ON A SECTION MAP ENTITLED "MAP OF GLASSBORO LAWNS", SECTION #5, WHICH MAP WAS FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF GLOUCESTER ON APRIL 12, 1918. ALSO KNOWN AS LOT 2 IN BLOCK 490 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF GLASSBORO.

THE DERIVATION OF SAME BEING:

The same being property conveyed by Deed executed by **CHARLES HARVEY, JR.**, on 3/3/2011, as recorded on 3/21/2011 at Book/Liber 4855, Page/Folio 168, Instrument