

**SPECIAL WARRANTY DEED
FOR NEW JERSEY**

Case # 351-438928

Prepared by:

National Home Management Solutions, Inc.

Attorney in fact for Shaun Donovan

Secretary of Housing and Urban Development

By: Ann M. Sudall

Print: Ann M. Sudall

Title: DEED CONTRACT

THIS INDENTURE,

Made the 26th day of October, 2009, by and between
Shaun Donovan, Secretary of Housing and Urban Development of Washington, D.C., acting by and through the
Federal Housing Commissioner

of 451 7th Street SW, Washington, DC, 20410, party of the first part,

AND

Charles Harvey, Jr, married man

of 1808 South Academy Street, Glassboro, NJ 08028, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of **FIFTY THOUSAND DOLLARS 00/100 (\$50,000.00)** lawful money of the United States of America, to him in hand well and truly paid, by the said party of the second part, at or before the sealing and delivering of these presents, the receipts whereof is hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and paid, has given, granted, bargained, sole, aliened, released, enfeoffed, conveyed and confirmed and by these presents does give, grant, bargain, sell, alien, released, enfeoff, convey and confirm unto the said party of the second part, forever, all those lands and premises specifically described as follows:

ALL that certain lot, parcel or tract of land, situate and lying in the Borough of Glassboro, County of Gloucester and State of New Jersey being more particularly described as follows:

BEGINNING at a point in the Westerly line of Academy Street (aka S. Academy Street) (50 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 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 4/12/1918.

Also known as Lot 2 in Block 490 on the Borough of Glassboro Tax Map.

Commonly Known as 1807 South Academy Street, Glassboro, NJ 08028

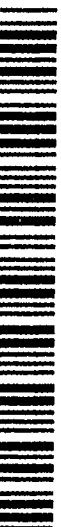
BEING the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667) by deed from Carmel M. Morina, Sheriff of Gloucester County dated November 28, 2006 and recorded April 8, 2009 in Deed Book 4642 Page 285 and re-recorded in Deed Book 4654 Page 217..

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

10/26/09

Consideration: \$50,000.00 Exempt Code: E
City: \$0.00 St: \$0.00
N.J.A.H.T.F.: \$0.00 P.H.P.F.A.: \$0.00
E.A.A.: \$0.00 Gen Purp: \$0.00
C) \$1M: \$0.00 REALTY TOTAL: \$0.00

Docket# 50068 Type: DEED Pages: 4
James N. Hosan, Gloucester County Clerk
Receipt#: 43934 01:53:49 P.M. 11/02/2009
Recording Fee: \$70.00 DB 4708 66



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)

Secretary of Housing and Urban Development of Washington DC

Current Resident Address:

Street: **451 7th Street SW**

City, Town, Post Office

State

Zip Code

DC**20410****PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

490**2**

Street Address:

1807 South Academy Street

City, Town, Post Office

State

Zip Code

Glassboro**NJ****08028**

Seller's Percentage of Ownership

Consideration

Closing Date

100**50,000.00****10/26/09****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).
☐ No non-like kind property received.
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.

10/26/09
Date
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

TOGETHER with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, and with the appurtenances to the same belonging or in anywise appertaining: AND ALSO all the estate, right title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof:

TO HAVE AND TO HOLD, all and singular the above described land and premises, with the appurtenances, to the only proper use, benefit and behoof of the said party of the second part, and the heirs and assigns of the said party of the second part, forever:

SAID CONVEYANCE is made SUBJECT to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above-described property, also SUBJECT to any state of facts that an accurate survey of said property would show:

AND THE SAID party of the first part, for himself, his successors and assigns, and all claiming by, through or under him, does covenant, promise and agree to and with the said party of the second part, and the heirs and assigns of said party of the second part, that he has not made, done committed, executed or suffered any acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part, or parcel, thereof, now are, or at any time hereinafter shall or may be impeached, charged, or encumbered, in any manner or way whatsoever:

IN WITNESS WHEREOF the undersigned has set his hand and seal as Attorney in fact for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of the Code of federal Regulations, Title 24, Chapter II, Part 200, Subpart D, and 35 F.R., 16101 (10-14-70) as amended.

Signed, sealed and delivered
In the Presence of:

Shaun Donovan,
Secretary of Housing and Urban Development
By: NATIONAL HOME MANAGEMENT SOLUTIONS, INC.,
Attorney in Fact

By: *Ann M. Sudell*
Print: Ann M. Sudell
Title: Asst. Contract Mgr.

STATE OF NEW JERSEY, COUNTY OF BURLINGTON, SS.:

I hereby certify that on October 14 2009
Ann M. Sudell National Home Management Solutions, Inc., a/t/i/f for Secretary of Housing and Urban Development 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 or instrument
- (b) executed this Deed as her own act; and
- (c) was authorized to and did execute this instrument as _____ of _____ the entity named in this instrument; and,
- (d) executed this instrument as the act of the entity named in this instrument.
- (e) made this Deed for \$50,000.00 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. 46:15-1)

RECORD AND RETURN TO:
Collegiate Title Corporation
110 Marter Avenue
Suite 107
Moorestown, NJ 08057

Susan Long
SUSAN LONG
NOTARY PUBLIC OF NEW JERSEY
I.D. # 2321606
My Commission Expires 11/8/2014

MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (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
0806

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date By _____MUNICIPALITY OF PROPERTY LOCATION Borough of Glassboro

*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, Ann M. Sudall being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantor in a deed dated 10/26/19 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)real property identified as Block number 490 Lot number 2 located at1807 South Academy Street, Borough of Glassboro, Gloucester

(Street Address, Town)

and annexed thereto.

(2) CONSIDERATION \$ 50,000.00 (See Instructions #1 and #5 on reverse side)

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:

(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + _____ % = \$ _____

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 valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 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.

Government Agency

(5) PARTIAL EXEMPTION FROM FEE (See Instruction #9 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 #9 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 persons, or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
- ☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #9 on reverse side)

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

(6) NEW CONSTRUCTION (See Instructions #2, #10 and #12 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.

(7) 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 14th day of October, 20 09Susan LongSignature of Deponent
Ann M. Sudall
451 7th Street SW
Washington, DC 20410
Deponent Address

Secretary of Housing and Urban

Development of Washington DC

Grantor Name

451 7th Street SW

Washington, DC 20410

Grantor Address at Time of Sale

XXX-XXX- 0 0 0
Last 3 digits in Grantor's Social Security Number

Collegiate Title Corporation

Name/Company of Settlement Officer

SUSAN LONG
NOTARY PUBLIC OF NEW JERSEY
I.D. # 2321106

My Commission Expires 3/31/2014

FOR OFFICIAL USE ONLY

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

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 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.