



E-recorded

DOCKET#:5047 Type:ERX-Deed
PAGES:6

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1214852 01:40:04 PM

02/14/2025
DB 7132 244

Fee:\$ 80.00

CONSIDERATION:\$ 133,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	133.00	STATE :	332.50
NJAHTF :	0.00	EAA :	0.00
PHPFA :	66.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 532.00

GRANTEE ADDRESS: 202 WARWICK ROAD

LAWNSIDE
NJ -08045

DOCUMENT DATE: 02/05/2025

MUNICIPALITY: GLASSBORO BLOCK: 490 LOT: 002

PARTIES:

FIRST PARTY-MARKETPRO SOUTH INC A MARYLAND CORPORATION
SECOND PARTY-LOMAC INVESTMENT GROUP LLC A NEW JERSEY LIM

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 5Th day of February, 2025

BETWEEN:

MARKETPRO SOUTH, INC., A MARYLAND CORPORATION,

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

referred to as the Grantors,

AND:

**LOMAC INVESTMENT GROUP LLC, A NEW JERSEY LIMITED LIABILITY
COMPANY**

whose post office address is: **202 WARWICK ROAD, LAWNSIDE, NEW JERSEY
08045-1643**

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 **ONE HUNDRED AND THIRTY-THREE THOUSAND DOLLARS AND ZERO CENTS (\$133,000.00)**, 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.: N/A

☐ 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

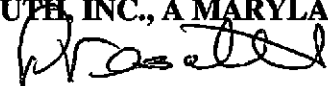
Type of Deed. This Deed is called a Bargain and Sale Deed.

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:

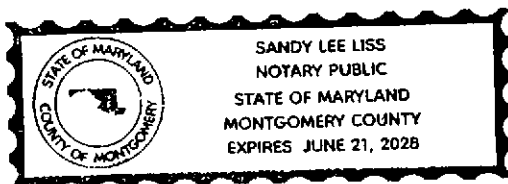
Name:

 (Seal)
**JEANETTE WINTON, PRESIDENT,
 MARKETPRO SOUTH, INC., A MARYLAND
 CORPORATION** 

Maryland
 STATE OF ~~NEW JERSEY~~)
 COUNTY OF Montgomery) SS:

I CERTIFY that on the 5th day of February, 2025, **JEANETTE WINTON,
 PRESIDENT, MARKETPRO SOUTH, INC., A MARYLAND CORPORATION**
 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 **ONE HUNDRED AND THIRTY-THREE THOUSAND DOLLARS AND ZERO CENTS (\$133,000.00)**, 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).




 Notary Public Sandy Lee Liss
 My Commission expires: 6-21-2028
 My Registration No.: NA

Send Subsequent Tax Bills to:
**LOMAC INVESTMENT GROUP LLC,
 A NEW JERSEY LIMITED LIABILITY COMPANY
 202 WARWICK ROAD
 LAWNESIDE, NEW JERSEY 08045-1643**

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:

Being the same property acquired by deed at Liber/Book 7131 , Folio/Page 105, Instrument No. 4596 dated 2/7/2025, and recorded 2/12/2025 from CHARLV LLC A NEW JERSEY LIMITED LIABILITY COMPANY to MARKETPRO SOUTH INC A MARYLAND CORPORATION

Parcel Identification Number: BLOCK: 490, LOT: 2

DEED	DATED:
MARKETPRO SOUTH, INC., A MARYLAND CORPORATION Grantors, TO LOMAC INVESTMENT GROUP LI NEW JERSEY LIMITED LIABILITY COMPANY, Grantee.	<i>Record and return to:</i> BELL & LISS, LLC 702 King Farm Blvd, Suite 155 ROCKVILLE, MD 20850 File No.: 83680NJF-HQ

GIT/REP-3
(8-24)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Name(s)

MARKETPRO SOUTH, INC , A MARYLAND CORPORATION

Current Street Address

15245 SHADY GROVE ROAD, SUITE 210

City, Town, Post Office

ROCKVILLE

State

MD

ZIP Code

20850

Property Information

Block(s)

490

Lot(s)

2

Qualifier

Street Address

1807 SOUTH ACADEMY STREET

City, Town, Post Office

GLASSBORO

State

NJ

ZIP Code

08028

Seller's Percentage of Ownership

100%

Total Consideration

133,000.00

Owner's Share of Consideration

100% 133,000.00

Closing Date

2/7/2025

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

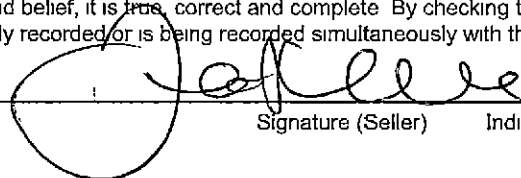
- 1 ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property
- 2 ☐ The real property 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
- 7a ☐ 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 CODE 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 See instructions
- 7b ☐ Seller only received 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
- 15 ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment
- 16 ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey (Only check this box if applicable and neither boxes 1 nor 2 apply)

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.

Feb 5, 2025

Date



Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact