



Docket: 00040791
Type:DEE Pages:5
James N. Hagan, Gloucester County Clerk
Receipt#:477830 02:15:34P Oct 23,2015
Recording Fee: 80.00 DB 5385 332

Prepared by: E. ALLEN NICKERSON, ESQUIRE
175 W. White Horse Pike
Berlin, NJ 08009
856-768-5103

Consideration: 224,387.00 Tax/Code: 0
County: 224.50 State: .00
NJAHF: 373.00 PHFA: 112.25
EAA: 416.35
GenPur: .00
C#1H: .00
REALTY TOTAL: 1,126.10

Deed of New Construction

This Deed is made on *October 16*, 2015

Between

NVR, INC., A VIRGINIA CORPORATION
doing business in New Jersey as Ryan Homes
Foreign Profit Corp.14A:13-1, et seq, Home Jurisdiction: VA,
NJ Business ID Number 0100748644
1020 Laurel Oak Rd, Ste. 200
Voorhees, NJ 08043

referred to as the Grantor.

And

Jason Twardzik, single man and Lisa Calabrese,
single woman as Joint Tenants with Right of Survivorship
1027 Regency Place, Sewell, NJ 08080

referred to as the Grantee.

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

Transfer of Title. The grantor does hereby grant and convey the property described below to the Grantee.

Consideration. This transfer of ownership is made for the sum and consideration of \$ 224,387.00. The Grantor acknowledges receipt of this money.

Tax Map Reference. The property located in the Municipality of the Township of Washington, County of Gloucester, State of New Jersey, **Block 51.01, Lot 45.**

Property Description. The property consists of all the land, buildings, structures and improvements contained on the property, and is located in the Township of Washington, County of Gloucester, State of New Jersey, and is described as follows:

Being known as **Block 51.01, Lot 45**, as shown on Plan of Lots Parke Place Townhouses-Section 15, filed 8/12/14, as Map #4440.

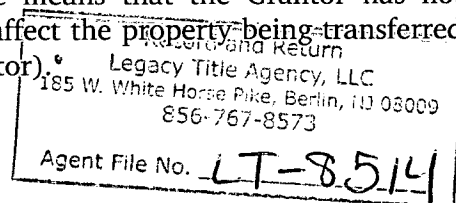
More commonly known as **1027 Regency Place, Sewell, NJ 08080.**

Under and Subject to Declaration of Restrictions for Villages at Parke Place Homeowners Association as contained in Deed Book 5264, page 1.

The within conveyance is made under and subject to all easements, restrictions, rights-of-way of record, if any, and matters set forth on Plan of Lots Parke Place Townhouses-Section 15, filed 8/12/14, as Map #4440.

BEING THE SAME LAND AND PREMISES, which became vested in NVR, Inc., a Virginia Corporation doing business in New Jersey as Ryan Homes by Deed from Parke Place Community, L.L.C., dated June 12, 2015 and recorded June 15, 2015 in the Gloucester County Clerk's Office in Deed Book 5330, page 197.

Promises by Grantor. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).





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)

Names(s)

NVR Inc., a Virginia Corporation doing business in New Jersey as Ryan Homes, by Dylan Sinclair, Vice President

Current Resident Address:

Street: 1020 Laurel Oak Rd, Suite 200

City, Town, Post Office

Voorhees

State

NJ

Zip Code

08043

PROPERTY INFORMATION (Brief Property Description)

Block(s)

51.01

Lot(s)

45

Qualifier

Street Address:

1027 Regency Place

City, Town, Post Office

Sewell

State

NJ

Zip Code

08080

Seller's Percentage of Ownership

100%

Consideration

\$ 224,387.00

Closing Date

10-16-15

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and 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.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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. By checking this box ☐ I certify that the 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.

10-16-15

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

Signatures. The Grantor signs this Deed as of date first above written.

Witnessed by:

NVR, Inc., a Virginia Corporation
doing business in New Jersey as Ryan Homes

Deborah A Elenbark

By:

Dylan Sinclair Vice President

State of New Jersey

§:

County of Camden

I CERTIFY that on October 16, 2015, Dylan Sinclair personally came before me and acknowledged under oath, to my satisfaction, that:

- (a) he signed, sealed and delivered the attached Deed as Appointed Vice President by Incumbency Certificate dated April 6, 2015 of NVR, Inc., a Corporation of the State of Virginia, doing business in New Jersey as Ryan Homes, the corporation named in this Deed;
- (b) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (c) he knows the proper seal of the corporation which was affixed to this Deed;
- (d) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A.46:15-5, is \$ 224,387.00

Deborah A Elenbark

Deborah A Elenbark
Notary Public, State of New Jersey
My Commission Expires
November 16, 2017

Deborah A Elenbark
Notary Public, State of New Jersey
My Commission Expires
November 16, 2017

Deed of New Construction	
NVR, INC., A VIRGINIA CORPORATION doing business in New Jersey as Ryan Homes ~ to ~ JASON TWARDZIK, SINGLE MAN AND LISA CALABRESE, SINGLE WOMAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP	<i>Record and return to:</i> Legacy Title Agency, L.L.C. 185 W. White Horse Pike Berlin, NJ 08009 Agent File No. LT-8514

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
0818

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

MUNICIPALITY OF PROPERTY LOCATION Washington Township

*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, Dylan Sinclair, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Vice President in a deed dated 10-16-15 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 51.01 Lot number 45 located at
1027 Regency Place, Sewell and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 224,387.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(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.

(5) PARTIAL EXEMPTION FROM FEE (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, Supplemental, and General Purpose Fees, 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. * (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 CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (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 (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 top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) 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 16 day of October, 2015

Deborah A Elenbark

Notary Public, State of New Jersey
My Commission Expires
November 16, 2017

Signature of Deponent NVR, Inc., a/d/a Ryan Homes
Grantor Name

Dylan Sinclair
1020 Laurel Oak Rd, Suite 200
Voorhees NJ 08043

1020 Laurel Oak Rd, Suite 200
Voorhees NJ 08043

Deponent Address

Grantor Address at Time of Sale

XXX-XXX- 930

Legacy Title Agency, LLC

Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

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