

DOCKET# 11832

Type: DEE
PAGES: 7

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 8784 03:58:13 P.M.

02/22/2005
DB 3932 136

GLOUCESTER COUNTY RECORDING DATA PAGE

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

1453.70 RT
90P

CONSIDERATION: \$266,004.00 EXEMPT CODE: S

County	State	N.P.N.R.F.	
\$266.77	\$665.98	\$174.75	
P.H.P.F.A.	E.A.A.		Total
\$133.25	\$212.95		\$1,453.70
GEN PURP	C) \$1M		
\$.00	\$.00		
HJGLPIND	Date: 2/22/2005		

RECORD & RETURN TO:

Title America Agency
185 West White Horse Ave
Berlin, NJ 08009

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



DOCKET# 11832 DB 3932 P 137 GIT/REP-3
(11-04)

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)

The Reserve at Lake Oberst, L.L.C.

Current Resident Address:

Street: 326 North Route 73

City, Town, Post Office

State

Zip Code

Voorhees

NJ

08043

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

412.22

11

Street Address:

56 Pintail Drive

City, Town, Post Office

State

Zip Code

Glassboro

NJ

08028

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$266,004.00

2/1/05

SELLER ASSURANCES (Check the Appropriate Box)

1. ☐ I am a resident taxpayer 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 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.

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.

1/7/05

Date

Michael J

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

DOCKET# 11832

DB 3932 P 138

Prepared by:

JOSEPH A. MARESSA, JR., ESQ.

Maressa, Goldstein, Patterson,

Drinkwater & Oddo, P.C.

191 White Horse Pike, Berlin, NJ 08009

(856) 767-1471 * (856) 767-7888

Deed of New Construction

This Deed is made on January 11, 2005

Between

THE RESERVE AT LAKE OBERST, LLC
 A Limited Liability Company of the State of New Jersey
 326 N. Route 73, Voorhees, NJ 08043

And

GEORGE E. MILLER and DIANE B. MILLER
 Husband and Wife
 56 Pintail Drive, Glassboro, NJ 08028

CONSIDERATION: \$266,004.00 EXEMPT CODE: S

County	State	N.P.N.R.F.	Total
\$266.77	\$665.98	\$174.75	
P.H.P.F.A.	E.A.A.		
\$133.25	\$212.95		\$1,453.70
GEN PURP.	C) \$1M		
\$1.00	\$1.00		
RECEIVED			

referred to as the Grantor,

referred to the Grantee.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of \$266,004.00.. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Being known as Block 412.22, Lot 11, on the Official Tax Map of the Borough of Glassboro.

Property. The property consists of the land and all the buildings and structures on the land in the Borough of Glassboro, County of Gloucester, and the State of New Jersey. The legal description is:

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

Being known as Block 412.22, Lot 11, as shown on Plan of Lots "Section Two, The Reserve at Lake Oberst," filed in the Gloucester County Clerk's Office on September 6, 2002, as Map #3770, and being more commonly known as 56 Pintail Drive. Glassboro, NJ 08028.

Under and Subject to Declaration of Restriction as imposed by Reserve at Lake Oberst, LLC, recorded 6/11/04 in Deed Book 3783, Page 1.

The within conveyance is made under and subject to all easement(s), restrictions(s) and all other matters, if any, of record, and more specifically all items as set forth on Plan of Lots "Section Two, The Reserve at Lake Oberst," Map #3770.

BEING the same land and premises, with other lands, which became vested in The Reserve at Lake Oberst, LLC, by Deed from Triad III, L.L.C., a Limited Liability Company dated July 1, 2004, recorded July 12, 2004, in Deed Book 3798, page 336 &c in the Gloucester County Clerk's Office.

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 promises 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).

Signatures. The Grantor signs this Deed as of the date at the top of the page.

Witnessed by:

*The Reserve at Lake Oberst, L.L.C.
a NJ Limited Liability Company*

Deborah A. Elenbark

By:

Michael
Michael Zbik *Managing Member*

State of New Jersey , County of Camden §:

I CERTIFY that on *February 11*, 2005, *Michael Zbik, Managing Member, The Reserve at Lake Oberst, L.L.C., a Limited Liability Company of the State of New Jersey*, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more that one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$266,004.00 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.)

Deborah A. Elenbark

Deborah A. Elenbark
Notary Public of New Jersey
My Commission Expires Sept. 30, 2007

Deed of New Construction

THE RESERVE AT LAKE OBERST, L.L.C.
a Limited Liability Company of the State of New Jersey
326 N. Route 73. Voorhees, NJ08043

~TO~

GEORGE E. MILLER and DIANE B. MILLER
Husband and Wife
56 Pintail Drive, Glassboro, NJ 08028

Dated: *July 11*, 2005

Charge, Record and Return to:

Title America Agency Corp.
185 W. White Horse Pike, Berlin, NJ 08009

Agent File No. 43745

DOCKET # 11832
STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION

DB 3932 P 141

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

STATE OF NEW JERSEY

COUNTY OF CAMDEN

}SS.

CONSIDERATION: \$266,004.00 EXEMPT CODE: 5

County	State	N.P.N.R.F.	
\$266.77	\$665.98	\$174.75	
P.H.F.F.A.	E.A.A.		
\$133.25	\$212.95		
GEN PURP	C) \$1M		
\$.00	\$.00		
N.J.G.L.P.I.N.D.			
			Total
			\$1,453.70

(1) **PARTY OR LEGAL REPRESENTATIVE** (See Instructions # 3 and # 4 on reverse side) Date: 2/22/2005

Deponent, Michael Zbik, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Managing Member, The Reserve at Lake Oberst, L.L.C. in a deed dated 2/11/05 transferring real property identified as Block number 412.22 Lot number 11 located at 56 Pintail Drive, Borough of Glassboro, Gloucester County and annexed thereto.
(Street Address, Municipality, County)

CONSIDERATION \$266,004.00 (See Instructions #1 and #5 on reverse side)

(2) **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 Chapter 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(3) **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; * |
| | 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.

- B. **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 66, P.L. 2004.

Subscribed and sworn to before me
this 11 day of February, 2005

Deborah A. Elenbark

Deborah A. Elenbark
Notary Public of New Jersey
My Commission Expires Sept. 30, 2007

Michael
Signature of Deponent

Deponent Address
326 N. Route 73
Voorhees, NJ 08043

The Reserve at Lake Oberst, L.L.C.
Grantor Name

Grantor Address at Time of Sale
326 N. Route 73
Voorhees, NJ 08043

Title America Agency Corp.
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

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