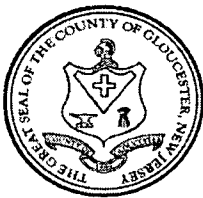


989-115858

Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2019 00010241*  Docket: 00010241 Type:DEE Pages:5 James N. Hogan, Gloucester County Clerk Receipt#:810360 01:08:37P Mar 22,2019 Recording Fee: 80.00 DB 6055 296
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 200,000.00 Tax/Code: S County: 200.00 State : 500.00 NJAHF: 75.00 PHPFA : 100.00 EAA : 60.00 GenPur: .00 C)41M : .00 REALTY TOTAL: 935.00
Date of Document: ON THE <u>20</u> DAY OF <u>Mar</u> , 201 <u>9</u>	Type of Document: DEED
First Party Name: Main Street Dental LLC	Second Party Name: 4 Monroc Avenue, LLC
Additional Parties: [Enter Data]	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 401	Lot: 5
Municipality: BOROUGH OF GLASSBORO	
Consideration: \$200,000.00	
Mailing Address of Grantee: <u>165 East Bay Ave.</u> <u>Manahawkin NJ 08050-3105</u>	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

1780

Record & Return To:
FOUNDATION TITLE, LLC
601 Route 73 North
Suite 201
Marlton, NJ 08053
(856) 834-2600

DB 6055
DOCKET# 00010241

297

Bargain and Sale
Covenants Against
Grantors Act Deed

Prepared By:


Brian D. Heun, Attorney in the State
of New Jersey

D E E D

THIS DEED is made on March 20, 2019, BETWEEN MAIN STREET DENTAL, LLC, a New Jersey Limited Liability Company, whose address is 4 Monroe Avenue, Pitman, New Jersey 08071, referred to as the Grantor,

AND 4 MONROE AVENUE, LLC, a New Jersey Limited Liability Company, whose address is 165 E. Bay Avenue, Manahawkin, New Jersey 08050, referred to as the Grantee. The words "Grantor" and "Grantee" shall mean all Grantors and all 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 \$200,000.00. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Borough of Glassboro, Block No. 401, Lot No. 5.

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 State of New Jersey. The legal description is as more fully described on the attached Exhibit "A" and the property is also known as 4 Monroe Avenue, Glassboro, New Jersey 08071.

BEING the same land and premises which became vested in Main Street Dental LLC, a New Jersey Limited Liability Company, by the following:

Main Street Dental LLC, a New Jersey Limited Liability Company, by deed from Allan Raden, dated April 6, 2010, recorded April 15, 2010 in the Gloucester Clerk's/Register's Office in Deed Book 4759, Page 37.

Allan Raden by deed from Judy B. Gerson, a/k/a Judith B. Gerson, dated April 10, 2009, recorded April 14, 2009 in the Gloucester Clerk's/Register's Office in Deed Book 4644, Page 102.

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

MAIN STREET DENTAL LLC

Current Resident Address:

Street: P.O. Box 863

City, Town, Post Office
GlassboroState
New JerseyZip Code
08028**PROPERTY INFORMATION**

Block(s)

Lot(s)

Qualifier

401

5

Street Address:

4 Monroe Avenue

City, Town, Post Office
Glassboro BoroughState
New JerseyZip Code
08028Seller's Percentage of Consideration
Ownership
100% \$200,000.00Owner's Share of
Consideration
\$200,000.00

Closing Date

March 20, 2019

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Non-Residents)

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.
7. ☐ 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 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.
- ☐ Seller did not receive non-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.

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.

March 20, 2019
Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

March 20, 2019
Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

Exhibit "A"
Legal Description

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

BEGINNING at an iron pin found at the point of intersection of the northwesterly line of Monroe Avenue (50 feet wide) with the northeasterly line of Main Street, also known as Broadway (49.50 feet wide) and running; thence

(1) Along the northeasterly line of Main Street, North 29 degrees 01 minute 00 seconds West, a distance of 103.07 feet to a drill hole found; thence

(2) North 75 degrees 00 minutes 00 seconds East, a distance of 189.14 feet to an iron pin found; thence

(3) South 15 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to an iron pipe found in the northwesterly line of Monroe Avenue; thence

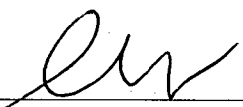
(4) Along said northwesterly line, South 75 degrees 00 minutes 00 seconds West, a distance of 164.18 feet to the point and place of BEGINNING.

NOTE FOR INFORMATION:

BEING known as 4 Monroe Avenue, Glassboro Borough, Gloucester County, State of New Jersey, Block 401, Lot 5 on the tax map of Glassboro Borough.

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 act" (N.J.S.A. 46:4-6). This promise 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 first page.

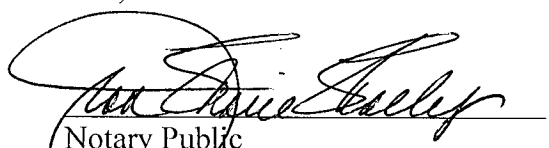


MAIN STREET DENTAL, LLC
By: Allan A. Raden, Member

STATE OF NEW JERSEY, COUNTY OF BURLINGTON SS:

I certify that on March 20, 2019, Allan A. Raden personally came before me and this person acknowledged under oath, to my satisfaction, that:

- a) He is an Authorized Member of Main Street Dental, LLC, a Limited Liability Company of the State of New Jersey, the limited liability company named in this Deed;
- b) This Deed was signed and delivered by the company as its voluntary act duly authorized by a proper resolution of its members.
- c) This person signed this proof to attest to the truth of these facts; and,
- d) The full and actual consideration paid or to be paid for the transfer of title is \$200,000.00 (Such consideration is defined in N.J.S.A. 46:15-5.)



Notary Public

