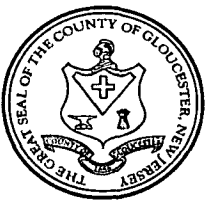


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2022 00024582*  Docket: 00024582 Type:DEE Pages:4 James N. Hogan, Gloucester County Clerk Receipt#:1049178 12:35:17P Jun 07,2022 Recording Fee: 70.00 DB 6690 225
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 12,000.00 Tax/Code: S County: 12.00 State : 30.00 NJAHTF: .00 PHPFA : 6.00 EAA : .00 GenPur: .00 C)\$1M : .00 REALTY TOTAL: 48.00
Date of Document: May 11, 2022	Type of Document: DEED
First Party Name: BIGG JIMS HOMES LLC	Second Party Name: MAHMOUD ZAYYAD
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 53.02	Lot: 43
Municipality: GLASSBORO	
Consideration: \$12,000.00	
Mailing Address of Grantee: 186 HARRISON ROAD, MULLICA HILL, NJ 08062	

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

Deed

This Deed is made on May 11, 2022

BETWEEN BIGG JIMS HOMES LLC

whose post office address is 1979 Mitten Street, Dover, Delaware 19901
referred to as the Grantor

AND MAHMOUD ZAYYAD

whose post office address is 186 Harrison Road, Mullica Hill, New Jersey 08062
referred to as the Grantee

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

- 1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of Twelve Thousand (\$12,000.00) Dollars

The Grantor acknowledges receipt of this money.

- 2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Glassboro Borough
Block No. 53.02 Lot No. 43 Account No.
No property tax identification number is available on the date of this Deed. (Check box if applicable)

- 3. 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:

Being one hundred (100) feet in width in front and rear, and eighty-five (85) feet in depth on each side, be said several dimensions more or less. Being lots known as and by the NOS. three thousand five hundred and eighty-seven (3,587), three thousand five hundred and eighty-eight (3,588), three thousand five hundred and eighty-nine (3,589), and three thousand five hundred and ninety (3,590) on Section Map entitled "Map of Glassboro Lawns", Section No. Seven Owned by the Great Eastern Building Corporation made by H.C.C. Shute, Esquire Surveyor, which said map was filed in the Office of the Clerk of the said County of Gloucester on the 6th day of May, 1919.

Being known as Lot 43 in Block 53.02 on the Borough of Glassboro Tax Map.

Being the same lands and premises which became vested in BIGG JIMS HOMES LLC, A NEW JERSEY LIMITED LIABILITY COMPANY by deed from U. S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, dated June 9, 2022, recorded August 12, 2020, in the Clerk's Office of the County of Gloucester, New Jersey, in Deed Book 6322, page 120, as Docket No. 32069.

Prepared by:

Nathan Van Embden, Esq.

GIT/REP-3
(2-21)
(Print or Type)State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

BIGG JIMS HOMES LLC by Sole Member James A. Hartnett

Current Street Address

1979 Mitten Street

City, Town, Post Office

Dover

State

DE

ZIP Code

19901

Property Information

Block(s)

53.02

Lot(s)

43

Qualifier

Street Address

55 Washington Avenue

City, Town, Post Office

Glassboro Borough (Mailing Glassboro)

State

NJ

ZIP Code

08028

Seller's Percentage of Ownership

100%

Total Consideration

\$12,000.00

Owner's Share of Consideration

12,000.00

Closing Date

5/11/2022

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.
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.
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.

5/11/22

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

James A. Hartnett, Sole member

Date

Signature (Seller)

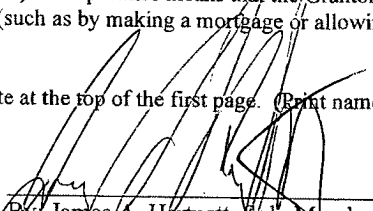
Indicate if Power of Attorney or Attorney in Fact

of Bigg Jims House LLC

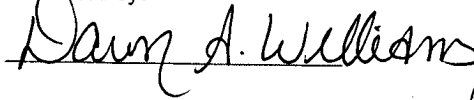
The street address of the Property is: 55 Washington Avenue, Glassboro, New Jersey 08028

4. 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 any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

By:  James A. Hartnett, Sole Member

Witnessed by:

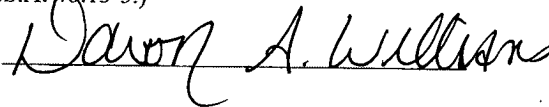


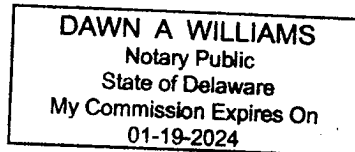
Delaware

STATE OF ~~NEW JERSEY~~, COUNTY OF Sussex SS.:

I CERTIFY that on May 11, 2022
James A. Hartnett personally came before me and this person acknowledged under oath to my satisfaction, that:

- (a) this person is the sole member of BIGG JIMS HOMES LLC the Limited Liability Company named in this Deed;
- (b) this Deed was signed and delivered by the Limited Liability Company as its voluntary act duly authorized by a proper member of the Limited Liability Company;
- (c) this person knows the proper seal of the Limited Liability Company which was affixed to this Deed;
- (d) this person signed this proof to attest to the truth of these facts; and
- (e) the full and actual consideration paid or to be paid for the transfer of title is \$12,000.00
(Such consideration is defined in N.J.S.A. 46:15-5.)





Record & Return to:
Dominion Title Services/Bridgeton, Inc.
55 East Commerce Street
Bridgeton NJ 08302
File No. D22215BR