



E-recorded

DOCKET#:32069 Type:ERX-Deed
PAGES:4

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 907249 09:23:15 AM

08/12/2020
DB 6322 120

Fee:\$ 60.00

CONSIDERATION:\$ 5,001.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	5.50	STATE :	13.75
NJAHTF :	0.00	EAA :	0.00
PHPFA :	2.75	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 22.00

GRANTEE ADDRESS: 1979 MITTEN STREET

DOVER
DE-19901

DOCUMENT DATE: 06/09/2020

MUNICIPALITY: GLASSBORO BLOCK: 53.02 LOT: 43

PARTIES:

FIRST PARTY-US BANK

SECOND PARTY-BIGG JIMS HOMES LLC

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

Deed

Prepared By:

EDWARD C. LAMBERT,
ESQ, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
17 WOODSPRING LANE
WHITING, NJ 08759

This Deed is made on June 9, 2020

BETWEEN

U. S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST

whose post office address is 3630 PEACHTREE RD NE #1500, ATLANTA, GA 30326, referred to as the Grantor,

and

BIGG JIMS HOMES LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, whose address is about to be 1979 MITTEN STREET, DOVER, DE 19901, referred to as the Grantees.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantees. This transfer is made for the sum of Five Thousand One and .00/00 Dollars (\$5,001.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Borough of GLASSBORO, State of New Jersey: Block No.53.02 Lot No. 43.

Property. The property consists of the land and all the buildings and structures on the land in the Borough of GLASSBORO in the County of GLOUCESTER in the State of New Jersey.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GLOUCESTER, BOROUGH OF GLASSBORO, STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PROPERTY SITUATED IN THE BOROUGH OF GLASSBORO IN THE OF GLOUCESTER AND SATE OF NEW JERSEY, BEING MORE FULLY DESCRIBED IN A DEED DATED 9/25/1987 AND RECORDED 9/25/1987, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 1659 AND PAGE 330

PARCEL ID #BLOCK 53.02 LOT 43

THIS BEING THE SAME PROPERTY CONVEYED TO U. S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, FROM CARMEL M. MORINA, SHERIFF OF THE COUNTY OF GLOUCESTER, MAY 3, 2017 AND RECORDED MAY MAY 3, 2017 IN BOOK 5662, PAGE 60.

BEING COMMONLY KNOWN AS 55 WASHINGTON AVE, GLASSBORO NJ 08028.

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).

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

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST BY
LSF9 MORTGAGE HOLDINGS, LLC AS ATTORNEY IN FACT

By: Nathan Simpson
Name: Nathan Simpson
Authorized Person

Title: Authorized Signor for RESICAP, LP (f/k/a Residential Capital Management Group, LP) as Attorney in Fact for LSF9 Mortgage Holdings, LLC

STATE OF Georgia, COUNTY OF Cobb

I CERTIFY that June 9, 2020

SS:

Nathan Simpson

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Authorized Person of RESICAP, LP (f/k/a Residential Capital Management Group, LP), as attorney in fact for LSF9 MORTGAGE HOLDINGS, LLC, as attorney in fact for U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST the entity named in this instrument; and,
- (c) executed this instrument as the act of the entity named in this instrument.
- (d) made this Deed for \$5,001.00 (Such consideration is defined in N.J.S.A. 46:15-5.)

Betsy Wolf
Notary Public

My commission expires: 01/04/2023

Betsy Wolf
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 01/09/2023

Record and Return to:

SOLIDIFI

88 SILVA LANE STE 210

MIDDLETOWN, RI 02842

GIT/REP-3
(8-19)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST

Current Street Address

3630 PEACHTREE RD NE #1500

City, Town, Post Office

ATLANTA

State

GA

ZIP Code

30326

Property Information

Block(s)

53.02

Lot(s)

43

Qualifier

Street Address

55 WASHINGTON AVE

City, Town, Post Office

GLASSBORO

State

NJ

ZIP Code

08028

Seller's Percentage of Ownership

100

Total Consideration

5,001.00

Owner's Share of Consideration

5,001.00

Closing Date

6/9/2020

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.

Date

6/9/20

Signature (Seller)

Nikhil Sw

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact