



E-recorded

DOCKET#:17466 Type:ERX-Deed
PAGES:6

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1175404 11:26:12 AM

06/17/2024
DB 7022 97

Fee:\$ 80.00

CONSIDERATION:\$ 187,502.00 Tax/Code:EXEMPT

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

REALTY TOTAL: \$.00

GRANTEE ADDRESS: 17 BROWNTONE BLVD

VOORHEES
NJ -08043

DOCUMENT DATE: 05/28/2024

MUNICIPALITY: WOODBURY HEIGHTS BLOCK: 29 LOT: 5

PARTIES:

FIRST PARTY-FEDERAL HOME LOAN MORTGAGE CORPORATION
SECOND PARTY-BHAVYA ARVINDBHAI PATEL

RECORD & RETURN TO:
ERECORDING PARTNERS NETWORK

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

169053ST-01

Record and Return To:
Surety Title Company, LLC
11 Eves Drive, Suite 150
Marlton NJ 08053

Commitment Number: 230252475
Seller's Loan Number: 1276128

This document prepared by:
Andrew Carroll, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

~~AFTER RECORDING RETURN TO:~~
~~BHAVYA ARVINDBHAI PATEL~~
~~17 Brownstone Blvd~~
~~Voorhees, NJ 08043~~

Parcel ID No.: Block/Lot/Qual: 29. 5.

SPECIAL WARRANTY DEED

Exempt: Section 46:15-10(6)(b): By or to the United States of America, this State, or any instrumentality, agency, or subdivision thereof

THIS DEED made and entered into on this 28 day of May, 2024 *Delivered June 5, 2024* by and between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is 6555 Excellence Way, Plano, TX 75023, hereinafter referred to as Grantor(s) and **BHAVYA ARVINDBHAI PATEL**, whose tax mailing address is 17 Brownstone Blvd, Voorhees, NJ 08043 hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Eighty Seven Thousand Five Hundred Two Dollars and Zero Cents (\$187,502.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Gloucester County, State of New Jersey:

ALL THAT CERTAIN land and premises situate, lying and being in the BOROUGH of WOODBURY HEIGHTS, COUNTY of GLOUCESTER, and STATE of NEW JERSEY. being more particularly described as follows:

BEGINNING at a point in the Northerly side of Maple Avenue distant 200 feet Westwardly along the same from its intersection with the Westerly side of West Jersey Avenue;

thence (1) along the Northerly side of Maple Avenue North 86 degrees 45 minutes West 100 feet;

thence (2) North 03 degrees 15 minutes West 194.52 feet to the Southeasterly right of way line of the New Jersey Turnpike Authority;

thence (3) along the same North 58 degrees 15 minutes 02 seconds East 94.45 feet to the outside line of premises formerly known as the Jessup Trail;

thence (4) along the said line of the Jessup Tract South 28 degrees 05 minutes East 40.47 feet;

thence (5) South 03 degrees 15 minutes East 202.86 feet to the point or place of beginning.

BEING Lots 8 and 9, and part of Lots 18 and 19, Section No. 25 on Map No. 1 of the Woodbury Heights Land Company.

BEING Lot 5, Block 29 on the Tax Map of the Borough of Woodbury Heights.

Property commonly known as: 437 MAPLE AVE, Woodbury Heights, NJ 08097

Prior instrument reference: DB 6892 PG 201, Recorded: 08/10/2023

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 28 day of May, 2024.

FEDERAL HOME LOAN MORTGAGE CORPORATION, By ServiceLink, LLC, as Attorney-in-Fact

By: _____

Lauren Helen Pyzoha

Name: _____

Title: _____

ASSISTANT VICE PRESIDENT

STATE OF Pennsylvania
COUNTY OF Allegheny SS.:

I CERTIFY that on May 28, 2024,
Lauren Helen Pyzoha

personally came before me and stated or acknowledged under oath, to my satisfaction, that this person:

(a) was the maker of the attached document;

(b) was authorized to and did execute this document as the ASSISTANT VICE PRESIDENT of ServiceLink, LLC, as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION, the entity named in this document;

(c) executed this document as the voluntary act of the entity named in this document and

(d) this deed was made for \$187,502.00 as the 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.)

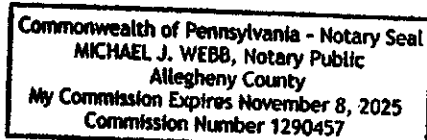
Notary Public

MICHAEL J. WEBB

Print Name

My Commission Expires: _____

**MY COMMISSION EXPIRES
NOVEMBER 8, 2025**



Indicate if Power of Attorney or Attorney in Fact

MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
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 Municipal Code
0823

FOR RECORDER'S USE ONLY
Consideration \$
RTF paid by seller \$
Date By

COUNTY OF Gloucester

MUNICIPALITY OF PROPERTY LOCATION Woodbury Heights Borough *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, Denise Booton, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Officer of Title Co. in a deed dated May 28, 2024 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 29 Lot number 5 located at
437 Maple Avenue, Woodbury Heights, NJ, 08097
(Street Address, Town) and annexed thereto.

(2) CONSIDERATION \$187,502.00 (Instructions #1 and #5 on reverse side) ☒ no prior mortgage to which property is subject.

(3) Property transferred is 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 (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by P.L. 1968, c. 49 as amended through P.L. 2004, c. 66, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(b) By and to the United States of America this state or any instrumentality, or agency or subdivision

(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 P.L. 1975, c. 176, P.L. 2004 c. 113, P.L. 2004, and C. 66, 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) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- ☐ Intercompany transfer between combined group members as part of the unitary business
☐ Combined group NU ID number (Required)

(9) 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 P.L. 1968, c. 49 as amended through P.L. 2006, c. 33.

Subscribed and sworn to before me this 17th day of June, 2024

Signature of Deponent
11 Eves Dr. Ste 11 Marlton NJ 08053
Deponent Address

Federal Home Loan Mortgage Corporation
Grantor Name
6555 Excellence Way Plano TX 75023
Grantor Address at Time of Sale

Lora J. Gatley
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 3, 2028
Comm# 2216728

XXX-XX-X 786
Last 3 digits in Grantor's Social Security Number

Denise Booton
Surety Title Company, LLC
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