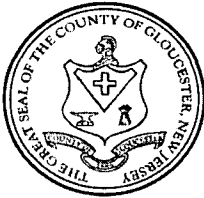


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2025 00008642*  Docket: 00008642 Type: TAX Pages: 3 James N. Hogan, Gloucester County Clerk Receipt #: 1221679 02:51:49P Mar 20, 2025 Recording Fee: 50.00 MB 18710 61
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee
Date of Document: 12/10/2024	Type of Document: Tax Sale Certificate
First Party Name: Christiana Trust	Second Party Name: Trystone Capital Assets, LLC
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 192.07	Lot: 8
Municipality: Washington Township	
Consideration:	
Mailing Address of Grantee:	

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

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE

No. 24-00125

I, **SHEILA L. BATTEN**, COLLECTOR OF TAXES of the taxing district of the
TOWNSHIP of **WASHINGTON** in
the COUNTY of **GLOUCESTER** and State of New Jersey, do hereby certify that on
the **10th** day of **December**, **2024** at a public sale of lands for
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
thereto I sold to **TRYSTONE CAPITAL ASSETS. LLC**

whose address is **P.O. BOX 1030, BRICK, NJ 08723**

for **Two Thousand Five Hundred Ninety Five** dollars and **Seventy Nine** cents, the land
in said taxing district described as Block No. **192. 07** Lot No. **8**,
and known as **15 LANTERN LN**, on the tax
duplicate thereof and assessed thereon to **CHRISTIANA TRUST**

THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

	AMOUNT	INTEREST	TOTAL
Taxes For: 2024			
	2,488.11	32.27	2,520.38
	MB 18710 DOCKET# 00008642	62	
Assessments For Improvements			
Total Cost of Sale	75.41		75.41
Total			2,595.79
Premium (if any) Paid	3,900.00		

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of
0.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by
statute. The sale is subject to municipal charges accruing after **November 13, 2024**;
municipal authority charges accruing after **December 31, 2023** and assessment
installments not yet due, amounting to **0.00** dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **11th** day of **December**, **2024**

STATE OF NEW JERSEY

COUNTY OF: **GLOUCESTER**

Sheila L. Batten
SHEILA L. BATTEN

COLLECTOR OF TAXES

BE IT REMEMBERED, that on this **11th** day of **December**, **2024** before me a
Notary Public of New Jersey, personally appeared **SHEILA L. BATTEN**,
the Collector of Taxes of the taxing district of **Township of Washington** in the County of **GLOUCESTER**,
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
purposes therein expressed.

Prepared By: *Sheila L. Batten*
SHEILA L. BATTEN, PREPARER

Janet L. Musser
JANET L. MUSSER

NOTARY PUBLIC

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this
acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

JANET LYNN MUSSER
Notary Public, State of New Jersey
My Commission Expires Mar 15, 2028

AUTHORIZATION FOR CANCELLATION OF RECORD BY MUNICIPALITY

The within certificate has been duly paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record. _____

Name of Municipality

BY: _____ ATTEST: _____
Mayor Municipal Clerk

(NJSA 46:18-11.6 & 54: 5-55)

Seal of Municipality to be affixed

MB 18710
DOCKET# 00008642

63

No. _____
Tax Sale Certificate

Collector of Taxes

Municipality of _____

County, New Jersey

To _____

Entered _____ Compared _____ Checked _____

Received in the Register Office of the County of

New Jersey

on the _____ day of _____

A.D. 20 _____, at _____ o'clock in the _____ noon and _____

Recorded in Book _____ for said

County on Pages _____

AUTHORIZATION FOR CANCELLATION OF RECORD BY A PRIVATE CORPORATION

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record. _____

Name of Corporation

BY: _____ ATTEST: _____
President Secretary

Corporate Seal to be affixed

AUTHORIZATION FOR CANCELLATION OF RECORD BY AN INDIVIDUAL

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record.

The above signature is certified to as genuine.

A Notary Public of New Jersey

Signature of Holder of Certificate