



E-recorded

DOCKET#:19812 Type:ERX-Deed
PAGES:8

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1178814 12:51:07 PM

07/09/2024
DB 7032 73

Fee:\$ 100.00

CONSIDERATION:\$ 1.00 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: 3501 OLYMPUS BLVD, SUITE 500

DALLAS
TX -75019

DOCUMENT DATE: 06/18/2024

MUNICIPALITY: MONROE BLOCK: 1801 LOT: 19.01

PARTIES:

FIRST PARTY-PMC SFR HOLDING LLC
ADDITIONAL PARTY-SELENE FINANCE LP
SECOND PARTY-WILMINGTON SAVINGS FUND SOCIETY FSB DBA
ADDITIONAL PARTY-CHRISTIANA TRUST
ADDITIONAL PARTY-PRETIUM MORTGAGE ACQUISITION TRUST

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

Prepared by:

Matthew I. Kane, Esq.

DEED

This Deed is made on the 12 day of June, 2024

BETWEEN

PMC SFR Holding LLC by Selene Finance LP, Attorney in Fact

Whose address is: 3501 Olympus Blvd., Suite 500, Dallas, TX 75019, referred to as the Grantor,

AND

Wilmington Savings Fund Society FSB DBA Christiana Trust not individually but as Trustee for Pretium Mortgage Acquisition Trust

Whose address is about to be: 3501 Olympus Blvd., Suite 500, Dallas, TX 75019, referred to as the Grantee. The words "Grantor" and "Grantee" shall mean all Grantors and all 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 **One Dollar and 00/100 (\$1.00)**. The Grantor acknowledges receipt of this money.

(2) **Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of **Township of Monroe**
Block No. **1801** Lot(s) No. **19.01** Qualifier No.

(3) **Property.** The property consists of the land and all the buildings and structures on the land in the Municipality of the **Township of Monroe**, County of **Gloucester** and State of New Jersey. The legal description is:

See Attached Legal Description

BEING the same premises conveyed to the within named Grantor by Deed from PMC SFR Borrower 2, LLC, dated December 28, 2020, recorded January 11, 2021, in the Gloucester County Clerk's/Register's Office in Deed Book 6402, Page 53.

A Power of Attorney between PMC SFR Holding LLC and Selene Finance LP was recorded on July 9, 2024 in the Gloucester County Clerk's/Register's Office in Book 7032 Page 35.

Subject to easements and restrictions of record, if any, zoning ordinances and such facts as would be disclosed by an accurate survey.

The street address of the Property is:

**418 North Main Street,
Williamstown (Township of Monroe), NJ 08094**

(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).

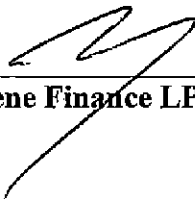
(5) **Signatures.** This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed. (Print name below each signature.)

Witnessed by:

PMC SFR Holding LLC



By:


Selene Finance LP, its attorney in fact
Rony Hyde, V.P.

STATE OF UTAH }
COUNTY OF SALT LAKE }-ss.

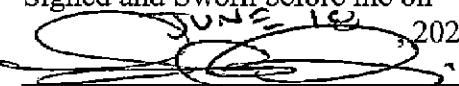
On this 18 day of JUNE, 2024,

Rony Hyde

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 Deed;
- (b) Was authorized to and did execute this Deed as N.P. for **Selene Finance LP, attorney in fact for PMC SFR Holding LLC by Selene Finance LP, attorney in fact;**
- (c) Made this Deed for **\$1.00** 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); and
- (d) Executed this Deed as the act of the entity.

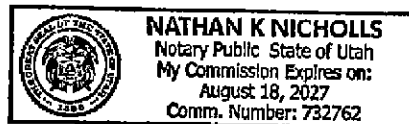
Signed and Sworn before me on
JUNE 18, 2024


Notary Public



Witness

My Commission Expires: AUG 18, 2027



Record and Return to:

RECORD AND RETURN TO:
Fortune Title Agency, Inc.
39 Woodland Road
Roseland, NJ 07068

GIT/REP-3
(11-23)
(Print or Type)

**State of New Jersey
Seller's Residency Certification/Exemption**

Seller's Information

Name(s) PMC SFR Holding LLC, by Selene
Finance LP, Attorney in Fact

Current Street Address

3501 Olympus Blvd., Suite 500

City, Town, Post Office

Dallas

State

TX

ZIP Code

75019

Property Information

Block(s)

1801

Lot(s)

19.01

Qualifier

Street Address

416 North Main Street

City, Town, Post Office

Williamstown (Township of Monroe)

State

NJ

ZIP Code

08094

Seller's Percentage of Ownership

100%

Total Consideration

\$1.00

Owner's Share of Consideration

\$1.00

Closing Date

6/18/24

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.

6/18/24 Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

RORY HYDE, VICE PRESIDENT

MUST SUBMIT IN DUPLICATE
NC1645 - Affidavit of Consideration
RTF-1 (Rev. 3/2/22) P6/22

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www.aslegal.com 800.222.0510 Page 1

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 } SS. County Municipal Code
COUNTY SALT LAKE } 0811

Municipality of Property Location: Township of Monroe

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____ †
Date _____ By _____

† Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions 3 and 4 attached)

Deponent, See Addendum 1, being duly sworn according to law upon his/her oath, deposes

(Name)

and says that he/she is the Grantor in a deed dated June 18, 2024

(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

transferring real property identified as Block No. 1801, Lot No. 19.01 located at
418 North Main Street, Township of Monroe, Gloucester County, New Jersey 08094 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION: \$ 1.00 (Instructions 1 and 5) ☒ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C. If property transferred is Class 4A, calculation in Section 3A below is required.
(circle one)

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (Instructions 5A and 7)

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)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to the exemption symbol is insufficient. Explain in detail. (a) For consideration of less than \$100.00

(5) PARTIAL EXEMPTION FROM FEE: (Instruction 9) 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 C. 176, P.L. 1975; C. 113, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s): _____

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over * (Instruction 9)
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) IF APPLIES ALL BOXES MUST BE CHECKED

- ☐ Affordable according to HUD standards ☐ Reserved for occupancy
☐ Meets income requirements of region ☐ Subject to resale controls

(6) NEW CONSTRUCTION (Instructions 2, 10 and 12) IF APPLIES ALL BOXES MUST BE CHECKED

- ☐ Entirely new improvement ☐ Not previously occupied
☐ Not previously used for any purpose ☐ "NEW CONSTRUCTION" printed clearly at top of the first page of the deed

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions 5, 12 and 14) IF APPLIES ALL BOXES MUST BE CHECKED

- ☒ 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 (Instructions 15) IF APPLIES ALL BOXES MUST BE CHECKED

- ☐ 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 the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 18 day
of JUNE, 2024

Signature of Deponent

See Addendum 2

Grantor Name

3501 Olympus Blvd., Suite 500,
Dallas, Texas 75019

3501 Olympus Blvd., Suite 500, Dallas,
Texas 75019

Deponent Address

Grantor Address at Time of Sale

Notary Public

XXX-XX-X 0 3 7

Last 3 digits in Grantor's Soc. Sec. No.

Name/Company of Settlement Officer

County recording officers shall forward one copy of each RTF-1 form when section 3A is completed to: State of New Jersey, P.O. Box 251, Trenton, NJ 08695-0251, Attention: Realty Transfer Fee Unit

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/lpt/localtax.htm



NATHAN K NICHOLLS
Notary Public State of Utah
My Commission Expires on:
August 18, 2027
Comm. Number: 732762

Addendum

Addendum 1

PMC SFR Holding LLC by Selene Finance LP as attorney in fact

Addendum 2

PMC SFR Holding LLC by Selene Finance LP attorney in fact

**FIDELITY NATIONAL TITLE INSURANCE COMPANY
TITLE INSURANCE COMMITMENT**

**SCHEDULE A Con't
File Number: 366113FT1
EXHIBIT A
LEGAL DESCRIPTION**

All that certain Lot(s), piece(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the *Township of Monroe, Gloucester County, State of NJ*

BEGINNING at a point in the northeasterly line of Main Street being North 41 degrees 15 minutes West a distance of 168.51 feet from the northwesterly line of Lindale Avenue (50 feet wide) and extending thence;

- 1. North 41 degrees 15 minutes West along the said line of Main street a distance of 75.00 feet to a point, thence;**
- 2. North 48 degrees 45 minutes East a distance of 150.00 feet to a point, thence;**
- 3. South 41 degrees 45 minutes East a distance of 75.00 feet to a point, thence;**
- 4. South 48 degrees 45 minutes West a distance of 150.00 feet to the point and place of BEGINNING.**

NOTE: 418 North Main Street, Tax Lot(s) 19.01, Tax Block 1801, Township of Monroe, Gloucester County, State of NJ

NOTE: Lot and Block shown for informational purposes only.