

E-recorded

DOCKET#:26258 Type:ERX-Deed
PAGES:17

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 901548 01:21:04 PM

07/07/2020
DB 6304 115

Fee:\$ 190.00

CONSIDERATION:\$ 10.00 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: 810 7TH AVE. 24TH FLOOR

NEW YORK
NY-10019

DOCUMENT DATE: 05/29/2020

MUNICIPALITY: CLAYTON BLOCK: 206 LOT: 3

PARTIES:

FIRST PARTY-WILMINGTON SAVINGS FUND SOCIETY FSB
ADDITIONAL PARTY-CHRISTIANA TRUST
ADDITIONAL PARTY-PRETIUM MORTGAGE ACQUISITION TRUST
SECOND PARTY-PMC SFR BORROWER 2 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

Commitment Number: 200195359, 200195461, 200195457, 200195465, 200195470,
200195466, 200195451, 200195422, 200195444
Seller's Loan Number: 713662, 783931, 775189, 844513, 891490, 868987, 772883, 490951,
712831
Property ID: 2646264, 2570393, 2646273, 2646282, 2646286, 2547811, 2570382, 2646236,
2646262

This instrument prepared by:

David Rappaport, 1700 Blue Jay Lane, Cherry Hill, New Jersey 08003, Bar Number 04411993
for Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209
(513) 247-9605 Fax: (866) 611-0170.

The following signature is an Electronic Signature authorized by New Jersey Statutes-Title 12A;
"A record or signature may not be denied legal effect or enforceability solely because it is in
electronic form" 12A: 12-7(a)



Clayton Borough Block 206 Lot 3
Monroe Township Block 18.01 Lot 19.01
Logan Township Block 2504 Lot 77
Mantua Township Block 146.1 Lot 28
Logan Township Block 2504 Lot 68
West Deptford Township Block 332 Lot 8.02
West Deptford Township Block 316 Lot 7
Clayton Borough Block 1407 Lot 15
Mantua Township Block 94 Lot 18

David Rappaport

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
SEE ATTACHED EXHIBIT A**

SPECIAL/LIMITED WARRANTY DEED

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as
trustee for Pretium Mortgage Acquisition Trust, whose mailing address is
8201 Cypress Plaza Drive, Jacksonville FL 32256, hereinafter grantor, for \$10.00 (Ten
Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **PMC**
SFR Borrower 2, LLC, hereinafter grantee, whose tax mailing address is
810 7th Ave. 24th floor, the following real property:
New York NY, 10019

SEE ATTACHED EXHIBIT A

Prior instrument reference: _____

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on May 29, 2020:

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, By: Selene Finance LP, as attorney in fact

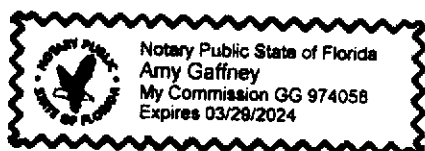
By: Nathaniel Tincher
Name: Nathaniel Tincher

Its: Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me on May 29, 2020 by Nathaniel Tincher its Vice President on behalf of **Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, By Selene Finance LP, as attorney in fact** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument and that this Deed was made for \$10.00 as the full and actual consideration paid or to be paid for transfer of title (such consideration is defined by N.J.S.A. 46:15-5.)

The true and actual consideration for this deed is: \$10.00



Amy Gaffney
Notary Public
Amy Gaffney
Commission Expires 3/29/2024

EXHIBIT A

ALL THAT CERTAIN TRACT OF LANDS AND PREMISES SITUATED IN THE BOROUGH OF CLAYTON, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT SET FOR A CORNER IN THE SOUTHEASTERLY LINE OF PINE AVENUE (40 FEET WIDE), SAID POINT BEING THE COMMON CORNER OF LOTS NOS. 5 AND 6 ON PLAN HEREINAFTER MENTIONED, AND SAID POINT BEING NORTH 85 DEGREES AND 16 MINUTES EAST AND DISTANT 100.00 FEET FROM THE POINT OF INTERSECTION OF SAID LINE WITH THE NORTHEASTERLY LINE OF BERNARD STREET (40 FEET WIDE), AND RUNNING; THENCE (1) ALONG THE SOUTHEASTERLY LINE OF PINE AVENUE, NORTH 85 DEGREES AND 16 MINUTES EAST A DISTANCE OF 120.00 FEET TO A CONCRETE MONUMENT SET FOR A CORNER IN THE CENTER LINE OF NORMAN STREET (40 FEET WIDE, NOW VACATED); THENCE (2) AT RIGHT ANGLES TO PINE AVENUE, ALONG THE CENTER LINE OF VACATED NORMAN STREET, SOUTH 04 DEGREES AND 44 MINUTES EAST A DISTANCE OF 100.00 FEET TO A CONCRETE MONUMENT SET FOR A CORNER; THENCE (3) AT RIGHT ANGLES TO NORMAN STREET, CROSSING SAID NORMAN STREET AND ALONG THE NORTHWESTERLY LINE OF LOT NO. 11, SOUTH 85 DEGREES AND 16 MINUTES WEST A DISTANCE OF 120.00 FEET TO A CONCRETE MONUMENT SET FOR A CORNER BEING THE COMMON CORNER OF LOTS NOS. 5, 6, 11 AND 14; THENCE (4) PARALLEL WITH THE SECOND COURSE, ALONG THE COMMON LINE OF LOTS NOS. 5 AND 6, NORTH 04 DEGREES AND 44 MINUTES WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

BEING KNOWN AS LOTS NOS. 1 TO 5 INCLUSIVE IN BLOCK CL ON PLAN OF LOTS OF "CLAYTON LAND IMPROVEMENT CO." BY J. OWEN CARTER, C.E.. DATED JULY 1922. ALSO CONTAINING THE 20 FOOT WESTERLY PART OF NORMAN, STREET VACATED.

BEING ALSO KNOWN AS LOTS NOS. 3 FKA1 TO 5 INCLUSIVE IN BLOCK 1-CL ON PLATE 57 ON THE BOROUGH OF CLAYTON TAX MAPS.

COMMONLY KNOWN AS: 804 PINE AVE CLAYTON, NJ 08312

TAX ID #: BLOCK 206 LOT 3

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE TOWNSHIP OF MONROE, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY:

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.

BEING KNOWN AS LOT 19.01 BLOCK 1801 ON THE TAX MAP OF MONROE TOWNSHIP.

BEING NOW KNOWN AS LOT 17, BLOCK 51-D ON A PLAN OF MINOR SUBDIVISION PREPARED BY LONG ENGINEERING AND SURVEYING COMPANY DATED NOVEMBER 17, 1982.

COMMONLY KNOWN AS: 418 NORTH MAIN ST WILLIAMSTOWN, NJ 08094

TAX ID: BLOCK 1801, LOT 19.01

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE LYING AND BEING IN THE TOWNSHIP OF LOGAN , COUNTY OF GLOUCESTER, STATE OF NEW JERSEY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF HANCOCK STREET, (36 FEET WIDE) SAID POINT BEING 149.68 FEET FROM THE SOUTHERLY SIDE OF PEACHWOOD DRIVE (50 FEET WIDE) AND RUNS; THENCE

(1) ALONG THE NORTHEASTERLY SIDE OF HANCOCK STREET SOUTH 36 DEGREES 21 MINUTES 35 SECONDS EAST 30.0 FEET TO A POINT FOR A CORNER; THENCE
(2) NORTH 53 DEGREES 38 MINUTES 25 SECONDS EAST 96.0 FEET TO A POINT FOR A CORNER; THENCE
(3) NORTH 36 DEGREES 21 MINUTES 35 SECONDS WEST 30.0 FEET TO A POINT FOR A CORNER; THENCE
(4) SOUTH 53 DEGREES 38 MINUTES 25 SECONDS WEST, 96.0 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING LOT 107, BLOCK 45M AS SHOWN ON THE MAP ENTITLED "TOWN HOMES AT OLD ORCHARD, BECKETT P.U.D., SECTION T-2" FILED IN THE GLOUCESTER COUNTY CLERK'S OFFICE ON FEBRUARY 9, 1977, AS MAP #6-165.

NOTE: FOR INFORMATION PURPOSES ONLY: BEING BLOCK 2504, LOT 77, AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF LOGAN.

COMMONLY KNOWN AS: 88 HANCOCK ST TOWNSHIP OF LOGAN, NJ 08085

TAX ID: BLOCK 2504, LOT 77

THE PROPERTY CONSISTS OF THE LAND AND ALL THE BUILDINGS AND STRUCTURES ON THE AND IN THE TOWNSHIP OF MANTUA COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY:

BEGINNING AT A POINT IN THE CURVED SOUTHWESTERLY LINE OF TALLOWOOD COURT (50 FEET WIDE) DISTANT A TOTAL ARC DISTANCE OF 69.99 FEET NORTHWESTWARDLY FROM THE NORTHWESTERLY END OF A CURVE CONNECTING THE CURVED SOUTHWESTERLY LINE OF TALLOWOOD COURT WITH THE NORTHWESTERLY LINE OF OAKTON DRIVE (50 FEET WIDE); SAID CONNECTING CURVE HAVING A RADIUS OF 20.00 FEET; SAID BEGINNING POINT BEING IN THE DIVISION LINE OF LOTS 28 AND 29, BLOCK 146.01 ON PLAN HEREINAFTER MENTIONED; THENCE (1) SOUTH 24 DEGREES 32 MINUTES 37 SECONDS WEST ALONG THE DIVISION LINE OF LOTS 28 AND 29 A DISTANCE OF 113.10 FEET TO A POINT IN THE DIVISION LINE OF LOTS 28 AND 30, BLOCK 146.01; THENCE (2) NORTH 89 DEGREES 00 MINUTES 54 SECONDS WEST ALONG THE DIVISION LINE OF LOTS 28 AND 30 A DISTANCE OF 102.94 FEET TO A POINT IN THE CURVED NORTHEASTERLY LINE OF JACKSON ROAD (COUNTY ROUTE NO. 627) DEDICATED TO THE COUNTY OF GLOUCESTER FOR FUTURE ROAD WIDENING; THENCE (3) NORTHWESTWARDLY ALONG THE CURVED NORTHEASTERLY LINE OF SAID 10.25 FEET WIDE STRIP, CURVING TO THE LEFT WITH A RADIUS OF 635.00 FEET, AN ARC DISTANCE OF 37.20 FEET TO A POINT IN THE DIVISION LINE OF LOTS 27 AND 28, BLOCK 146.01; THENCE (4) NORTH 44 DEGREES 54 MINUTES 56 SECONDS EAST (AMENDED PLAN SNOWS NORTH 44 DEGREES 54 MINUTES 49 SECONDS EAST) ALONG THE DIVISION LINE OF LOTS 27 AND 28 A DISTANCE OF 151.96 FEET TO A POINT IN THE CURVED SOUTHWESTERLY LINE OF TALLOWOOD COURT; THENCE (5) SOUTHEASTWARDLY ALONG THE CURVED SOUTHWESTERLY LINE OF TALLOWOOD COURT, CURVING TO THE LEFT WITH A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 71.11 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING KNOWN AS LOT 28, BLOCK 146.01 ON PLAN KNOWN AS 'ROYAL OAKS, PHASE I AND II, FILED DECEMBER 18, 1987, AS MAP NO. 7-403 IN THE GLOUCESTER COUNTY CLERK'S OFFICE; AND ON 'AMENDED PLAN OF ROYAL OAKS, PHASE I AND II', FILED OR ABOUT TO BE FILED IN THE GLOUCESTER COUNTY CLERK'S OFFICE.

ALSO BEING KNOWN AS LOT 28 BLOCK 146.01 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MANTUA.

COMMONLY KNOWN AS: 22 TALLOWOOD CT MANTUA, NJ 08051

TAX ID: BLOCK 146.1, LOT 28

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE TOWNSHIP OF LOGAN, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY:

BEGINNING AT A POINT IN THE SOUTHEASTERLY CURVED LINE OF HANCOCK STREET (35 FEET WIDE), SAID POINT BEING DISTANT 474.78 FEET SOUTHEASTWARDLY FROM THE POINT OF INTERSECTION OF THE SAID LINE OF

HANCOCK STREET AND THE SOUTHEASTERLY LINE OF PEACHWOOD DRIVE (50 FEET WIDE), SAID BEGINNING POINT ALSO BEING IN THE DIVISION LINE BETWEEN LOTS 98 AND 140, BLOCK 45M, AS SHOWN ON A PLAN HEREINAFTER MENTIONED; THENCE

1. SOUTHWARDLY ALONG THE SOUTHEASTERLY LINE OF HANCOCK STREET, CURVING TO THE RIGHT ALONG AN ARC OF A CIRCLE HAVING A RADIUS OF 318.00 FEET AND AN ARC DISTANCE OF 42.58 FEET TO A POINT IN THE DIVISION LINE BETWEEN LOTS 97 AND 98 ON SAID BLOCK AND PLAN; THENCE

2. SOUTH 66 DEGREES 07 MINUTES 41 SECONDS EAST 110.01 FEET ALONG THE LAST MENTIONED DIVISION LINE AND PASSING THROUGH THE PARTY WALL BETWEEN THE PREMISES HEREIN DESCRIBED AND THE PREMISES TO THE SOUTH TO A POINT IN THE AFOREMENTIONED PLANS BOUNDARY LINE; THENCE

3. NORTH 23 DEGREES 52 MINUTES 19 SECONDS EAST, 45.00 FEET ALONG THE LAST MENTIONED BOUNDARY LINE TO A POINT IN THE AFOREMENTIONED DIVISION LINE BETWEEN LOTS 98 AND 140 AND SAID BLOCK AND PLAN; THENCE

4. NORTH 66 DEGREES 07 MINUTES 41 SECONDS WEST 95.98 FEET ALONG THE LAST MENTIONED DIVISION LINE TO AN ANGLE POINT IN SAME; THENCE

5. NORTH 75 DEGREES 08 MINUTES 15 SECONDS WEST 15.40 FEET ALONG SAME TO THE POINT AND PLACE OF BEGINNING.

BEING KNOWN AS LOT 98, BLOCK 45M AS SHOWN ON A PLAN ENTITLED: "TOWNHOMES AT OLD ORCHARD, BECKETT, P.U.D., SECTION T-2", BY TAYLOR, WISEMAN AND TAYLOR, FILED 02/09/77 IN THE OFFICE OF THE CLERK OF GLOUCESTER COUNTY AS MAP #6-165.

COMMONLY KNOWN AS: 70 HANCOCK ST. SWEDESBORO, NJ 08085

PARCEL NUMBER: BLOCK 2504 - LOT 68

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 WEST DEPTFORD, GLOUCESTER COUNTY, STATE OF NJ

BEING KNOWN AND DESIGNATED AS UNIT 113, AS SET FORTH IN THAT CERTAIN MASTER DEED CREATING AND ESTABLISHING THE STONE'S THROW CONDOMINIUM, SAID UNIT BEING MORE SPECIFICALLY DEFINED IN THE MASTER DEED RECORDED SEPTEMBER 16, 1988 IN THE OFFICE OF THE CLERK OF GLOUCESTER COUNTY IN DEED BOOK 1784, PAGE 1, AND WHICH UNIT IS HEREWITH CONVEYED IN CONFORMITY WITH THE PROVISIONS OF THE CONDOMINIUM ACT OF THE STATE OF NEW JERSEY; AND ALSO HAVING A .82644% UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPERTAINING TO SAID UNIT AS SET FORTH AND SPECIFIED IN THE ABOVE MENTIONED MASTER DEED, ITS SUPPLEMENTS AND AMENDMENTS.

COMMONLY KNOWN AS: 113 BRENT CT WEST DEPTFORD, NJ 08086

PARCEL NUMBER: BLOCK 332 - LOT 8.02

THE LAND AND ALL THE BUILDINGS AND STRUCTURES ON THE LAND IN THE TOWNSHIP OF DEPTFORD, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY.

THE LEGAL DESCRIPTION IS:

BEGINNING AT A POINT IN REBAR IN THE NORTHWESTERLY LINE OF PINE AVENUE (50 FEET WIDE) A DISTANCE OF 100.00 FEET NORTHEASTWARDLY FROM A POINT IN THE NORTHEASTERLY LINE OF GOOD INTENT ROAD (49.50 FEET WIDE), BOUNDED AND DESCRIBED AS FOLLOWS; THENCE

(1) NORTH 63 DEGREES 40 MINUTES WEST, A DISTANCE OF 100.00 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY CORDELIA MARY GARDNER REBAR; THENCE

(2) NORTH 26 DEGREES 20 MINUTES EAST, A DISTANCE OF 60.00 FEET TO A POINT AND CORNER/REBAR; THENCE

(3) SOUTH 63 DEGREES 40 MINUTES EAST, A DISTANCE OF 100.00 FEET TO A POINT AND CORNER/REBAR; THENCE

(4) SOUTH 26 DEGREES 20 MINUTES WEST ALONG THE NORTHWESTERLY LINE OF PINE AVENUE, A DISTANCE OF 60.00 FEET TO THE POINT AND PLACE OF BEGINNING.

COMMONLY KNOWN AS: 439 PINE AVE DEPTFORD, NJ 08096

PARCEL NUMBER: BLOCK 316 - LOT 7

THE PROPERTY CONSISTS OF THE LAND AND ALL THE BUILDINGS AND STRUCTURES ON THE LAND IN THE BOROUGH OF CLAYTON, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY. THE LEGAL DESCRIPTION IS;

BEGINNING AT A POINT IN THE NORTHERLY LINE OF EAST CLINTON STREET THE DISTANCE OF 254.41 FEET MEASURED WESTWARDLY FROM THE INTERSECTION OF THE WESTERLY LINE OF NORTH NEW STREET WITH THE NORTHERLY LINE OF EAST CLINTON STREET; THENCE

(1) WESTWARDLY ALONG THE NORTHERLY LINE OF EAST CLINTON STREET 62.50 FEET; THENCE

(2) NORTHWARDLY AT RIGHT ANGLES TO EAST CLINTON STREET 150.90 FEET; THENCE

(3) EASTWARDLY ON A LINE PARALLEL WITH EAST CLINTON STREET 62.50 FEET;
THENCE

(4) SOUTHWARDLY AT RIGHT ANGLES TO EAST CLINTON STREET 150.90 FEET TO
A POINT IN THE SAID NORTHERLY LINE OF EAST CLINTON STREET BEING PLACE
OF BEGINNING.

COMMONLY KNOWN AS: 155 E CLINTON ST BOROUGH OF CLAYTON, NJ 08312

PARCEL NUMBER: BLOCK 1407 - LOT 15

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATED, LYING AND BEING
IN THE TOWNSHIP OF MANTUA IN THE COUNTY OF GLOUCESTER AND THE STATE
OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF MANTUA BOULEVARD
(FORMERLY KNOWN AS UNION STREET) (44 FEET WIDE), SAID POINT BEING 243.76
FEET NORTHWEST FROM THE NORTHWESTERLY LINE OF MCCARTHY AVENUE
(50 FEET WIDE), SAID POINT BEING ALSO THE WESTERLY CORNER TO LOT #20 AS
SHOWN ON PLAN HEREINAFTER MENTIONED; AND CONTINUING; THENCE

(1) ALONG THE SAID NORTHEASTERLY LINE OF MANTUA BOULEVARD, NORTH 50
DEGREES 35 MINUTES WEST, 90.86 FEET TO A POINT, BEING THE SOUTHERLY
CORNER TO LOT #3 ON SAID PLAN, AND CONTINUING THENCE

(2) ALONG THE SOUTHEASTERLY LINE OF SAID LOT #3, NORTH 39 DEGREES 25
MINUTES EAST, 153 FEET TO A POINT, CORNER IN LINE OF LANDS NOW OR
FORMERLY OF ROBERT HAMMON; AND CONTINUING THENCE

(3) ALONG SAID LANDS AND LANDS NOW OR FORMERLY OF S. CASELLA, SOUTH
50 DEGREES 35 MINUTES EAST, 90.86 FEET TO A POINT, BEING THE NORTHERLY
CORNER TO LOT #20 ON SAID PLAN; AND CONTINUING THENCE

(4) ALONG THE NORTHWESTERLY LINE OF SAID LOT #20, SOUTH 39 DEGREES 25
MINUTES WEST, 153 FEET TO THE POINT AND PLACE OF BEGINNING IN THE
AFORESAID NORTHEASTERLY LINE OF MANTUA BOULEVARD.

EXCEPTING THEREOUT AND THEREFROM THE FOLLOWING DESCRIBED PARCEL
OR TRACT OF LAND (PROPOSED 8 FEET WIDENING OF MANTUA BOULEVARD
FROM LOT #21)

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF MANTUA BOULEVARD
(44 FEET WIDE), SAID POINT BEING 243.76 FEET NORTHWEST FROM THE
NORTHEASTERLY LINE OF MCCARTHY AVENUE (50 FEET WIDE), SAID POINT
BEING ALSO THE WESTERLY CORNER TO LOT #20, AND CONTINUING THENCE.

(1) ALONG THE SAID NORTHEASTERLY LINE OF MANTUA BOULEVARD, NORTH 50
DEGREES 35 MINUTES WEST, 90.86 FEET TO A POINT, BEING THE SOUTHERLY
CORNER TO LOT #3 ON AFORESAID PLAN; AND CONTINUING THENCE

(2) ALONG THE SOUTHEASTERLY LINE OF SAID LOT #, NORTH 39 DEGREES 25
MINUTES EAST, 8 FEET TO A POINT AND CONTINUING THENCE

(3) SOUTH 50 DEGREES 35 MINUTES EAST, 90.86 FEET TO A POINT IN LINE OF
AFORESAID LOT #20; AND CONTINUING THENCE

(4) SOUTH 39 DEGREES 25 MINUTES WEST, 8 FEET TO THE POINT AND PLACE OF BEGINNING IN THE AFORESAID NORTHEASTERLY LINE OF MANTUA BOULEVARD.

BEING FURTHER DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY MERVIN H. CHEW PROFESSIONAL LAND SURVEYOR DATED 3/21/2007.

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF MANTUA BOULEVARD AS WIDEN 30.00 FEET FROM THE CENTER LINE (FORMERLY KNOWN AS UNION STREET) (44 FEET WIDE), SAID POINT BEING 243.76 FEET NORTHWEST FROM THE NORTHWESTERLY LINE OF MCCARTHY AVENUE (50 FEET WIDE), SAID POINT ALSO BEING THE DIVISION LINE BETWEEN LOTS 3 AND 18, BLOCK 94 AS SHOWN ON THE TOWNSHIP OF MANTUA TAX MAP; AND CONTINUING; THENCE

(1) NORTH 50 DEGREES 35 MINUTES 00 SECONDS WEST ALONG THE SAID NORTHEASTERLY LINE OF MANTUA BOULEVARD, A DISTANCE OF 90.86 FEET TO A POINT IN THE DIVISION LINE BETWEEN LOTS 17 AND 18, SAID BLOCK AND TAX MAP; THENCE

(2) NORTH 39 DEGREES 25 MINUTES 00 SECONDS EAST. ALONG THE LAST MENTIONED DIVISION LINE., A DISTANCE OF 145.00 FEET TO A POINT IN THE LINE OF LOT 4 ON SAID TAX MAP, FORMERLY LANDS OF ROBERT HAMMON NOW OR FORMERLY CHAD MYERS; THENCE

(3) SOUTH 50 DEGREES 35 MINUTES 00 SECONDS EAST, ALONG LANDS NOW OR FORMERLY OF S. CASELLA, NOW OR FORMERLY LANDS OF FREDERICK T. AND JOY A. GILLEN, A DISTANCE OF 90.86 FEET TO A POINT IN THE DIVISION LINE BETWEEN LOTS 3 AND 18; THENCE

(4) SOUTH 39 DEGREES 25 MINUTES 00 SECONDS WEST, ALONG THE LAST MENTIONED DIVISION LINE, A DISTANCE OF 145.00 FEET TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIPTION WAS DRAWN IN ACCORDANCE WITH A SURVEY PREPARED BY MERVIN H CHEW PROFESSIONAL LAND SURVEYOR DATED 3/21/2007.

FOR INFORMATIONAL PURPOSES ONLY: BEING KNOWN AS LOT 18, BLOCK 94 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MANTUA.

COMMONLY KNOWN AS: 244 MANTUA BLVD MANTUA, NJ 08051

TAX ID: BOCK 94, LOT 18

GIT/REP-3

(8-19)

(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

Current Street Address

8201 Cypress Plaza Drive

City, Town, Post Office

Jacksonville

State

FL

ZIP Code

32256

Property Information

Block(s)

See attached

Lot(s)

See attached

Qualifier

Street Address

SEE ATTACHED EXHIBIT A, NJ

City, Town, Post Office

State

ZIP Code

Seller's Percentage of Ownership

100%

Total Consideration

\$10.00

Owner's Share of Consideration

\$10.00

Closing Date

5/29/2020

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

5-29-2020

Signature (Seller)

d-g [Signature]

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Amy Gaffney Supervisor

Indicate if Power of Attorney or Attorney in Fact

County Municipal Code: 0801
Property Located in: Clayton Borough
Commonly Known As: 804 Pine Ave. Clayton, NJ 08312
Block 206, Lot 3

County Municipal Code: 0811
Property Located in: Monroe Township
Commonly Known As: 418 North Main St. Williamstown, NJ 08094
Block 1801, Lot 19.01

County Municipal Code: 0809
Property Located in: Logan Township
Commonly Known As: 88 Hancock St. Township of Logan, NJ 08085
Block 2504, Lot 77

County Municipal Code: 0810
Property Located in: Mantua Township
Commonly Known As: 22 Tallwood Ct. Mantua, NJ 08051
Block 146.1, Lot 28

County Municipal Code: 0809
Property Located in: Logan Township
Commonly Known As: 70 Hancock St. Swedesboro, NJ 08085
Block 2504, Lot 68

County Municipal Code: 0820
Property Located in: West Deptford Township
Commonly Known As: 113 Brent Ct. West Deptford, NJ 08086
Block 332, Lot 8.02

County Municipal Code: 0820
Property Located in: West Deptford Township
Commonly Known As: 439 Pine Ave. Deptford, NJ 08096
Block 316, Lot 7

County Municipal Code: 0801
Property Located in: Clayton Borough
Commonly Known As: 155 E. Clinton St. Borough of Clayton, NJ 08312
Block 1407, Lot 15

County Municipal Code: 0810

Property Located in: Mantua Township

Commonly Known As: 244 Mantua Blvd. Mantua, NJ 08051

Block 94, Lot 18

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

Pennsylvania

SS. County Municipal Code

COUNTY

Allegheny

See Attached

MUNICIPALITY OF PROPERTY LOCATION See Attached

*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, Michael Webb, being duly sworn according to law upon his/her oath,

deposes and says that he/she is the Officer of Title Company in a deed dated 05/29/2020 transferring

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

real property identified as Block number See Attached Lot number See Attached located at

See Attached

and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$ 10.00 (Instructions #1 and #5 on reverse side) ☒ no prior mortgage to which property is subject.

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

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 exemption symbol is insufficient. Explain in detail.

(a) For consideration of less than \$100

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

Subscribed and sworn to before me
this 11 day of 6, 2020

Signature of Deponent

1400 Cherrington Parkway
Moon Township PA 15108

Wilmington Savings fund Society FSB

Grantor Name

8201 Cypress Plaza Dr.
Jacksonville FL 32256

Deponent Address

Grantor Address at Time of Sale

XXX-XXX- 472

ServiceLink

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

Commonwealth of Pennsylvania - Notary Seal
Charles E. Hogue Jr., Notary Public
Allegheny County
My commission expires April 13, 2023
Commission number 1289872
Member, Pennsylvania Association of Notaries

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

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

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