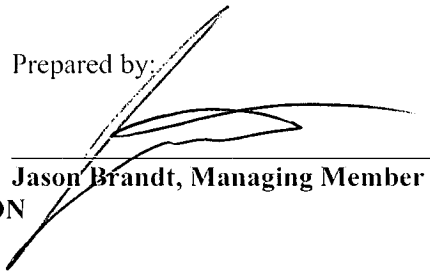


Consideration: 222,317.47 Tax/Code: D
County: 222.50 State: .00
NJAHF: 365.00 PHPFA: 111.25
EAA: 411.75
GenPur: .00
C) \$1M: .00 REALTY TOTAL: 1,110.50

BARGAIN AND SALE (Covenants as to Grantor's Acts)

Prepared by:


Jason Brandt, Managing Member

NEW CONSTRUCTION

DEED

This Deed is made on June 28, 2013

60 2013 00031583



BETWEEN

Brandt Development, LLC

whose address is: **258 N. Main Road, Suite A, Vineland, NJ 08360**

Docket: 00031583
Type: DEE Pages: 5
James N. Hogan, Gloucester County Clerk
Recorded: 6/26/2013 12:13:28P
Recording Fee: 80.00 DB 5091 326

referred to as the

Grantor.

AND

Stanley Morrison, Jr.

whose address is: **1393 Pennsylvania Avenue, Franklinville, NJ 08332**

referred to as the

Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

TRANSFER OF TITLE. The grantor does hereby grant and convey the property described below to the Grantee.

CONSIDERATION This transfer of ownership is made for the sum and consideration of \$222,317.47 The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. The property located in the Municipality of **Franklin**, Block No. **1402**, Lot No. **12**; Account No.

PROPERTY DESCRIPTION. The property consists of all the land, buildings, structures and improvements contained on the property, and is located in the **Township of Franklin, County of Gloucester, State of New Jersey**, and is described as follows:

ALL that certain tract or parcel of land, situated, lying and being in the **Township of Franklin, County of Gloucester, State of New Jersey**, more particularly described as follows:

BEGINNING at a point of intersection of the Southerly line of Proposed Avenue (50 feet wide), with the Northwestern line of Pennsylvania Avenue (49.5 feet wide); thence



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

Brandt Development, LLC

Current Resident Address:

Street: **258 N. Main Road, Suite A**

City, Town, Post Office

Vineland

State

NJ

Zip Code

08360

PROPERTY INFORMATION (Brief Property Description)

Block(s)

1402

Lot(s)

12

Qualifier

Street Address:

1393 Pennsylvania Ave

City, Town, Post Office

Franklin

State

NJ

Zip Code

08322-2348

Seller's Percentage of
Ownership

100%

Consideration

\$222,317.47

Closing Date

6/28/13

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-Residents)

1. ☐ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am 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 individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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. (see instructions)
- ☐ No non-like kind property received.
8. ☐ Transfer 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 interstate laws of this state.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to received any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c.55 (August 1, 2004), and was previously unrecorded.

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 could 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 the 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.

6/28/13
Date

Brandt Development, LLC
Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

BARGAIN AND SALE (Covenants as to Grantor's Acts)

- (1) Along said Northwesterly line, South 58 degrees 38 minutes 00 seconds West, a distance of 506.98 feet, to the Southeasterly corner of Lot 11, Block 1402, of said Township; thence
- (2) Along the Easterly lines of said Lot 11 and Lot 11.01, of said Block, North 07 degrees 46 minutes 20 seconds East, a distance of 320.01 feet, to a point on said Southerly line of Proposed Avenue; thence
- (3) Along said Southerly line, South 82 degrees 13 minutes 40 seconds East, a distance of 393.22 feet, to the point of BEGINNING.

NOTE: Being Lot(s) 12, Block: 1402; Tax Map of the Township of Franklin, County of Gloucester, State of New Jersey.

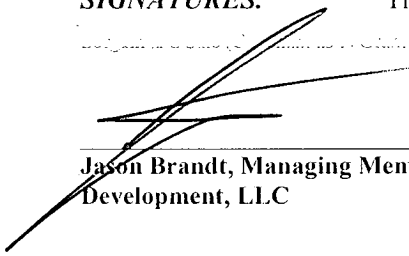
BEING THE SAME LAND AND PREMISES, which became vested in:

Brandt Development, LLC by the following:

Brandt Development, LLC, by deed from Merrily Brandt, dated May 29, 2013, recorded June 5, 2013 in the Gloucester County Clerk's/Register's Office in Deed Book 5079, Page 43.

PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

SIGNATURES. The Grantor signs this Deed as of date first above written.


 Jason Brandt, Managing Member of Brandt Development, LLC

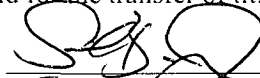
Witnessed by:



BARGAIN AND SALE (Covenants as to Grantor's Acts)**STATE OF NEW JERSEY:****ss:****COUNTY OF** Cumberland **:**

I CERTIFY that on June 28, 2013, **Jason Brandt, Managing Member of Brandt Development, LLC;**
 , personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more
 than one, each person):

- (a) is named in and personally signed this Deed.
- (b) signed, sealed and delivered this Deed as his/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by
 N.J.S.A.46:15-5, is \$222,317.47



 Sarah B. Johnson

SARAH B. JOHNSON
NOTARY PUBLIC OF NEW JERSEY
ID # 2422984
 My Commission Expires **7/23/2017**

RECORD AND RETURN TO
WEST JERSEY TITLE AGENCY
 15 South Main Street
 Woodstown, New Jersey 08098

WJ-19378

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 Gloucester Jss. _____ County Municipal Code _____
Municipality of Property Location Franklin Township *Use symbol "C" to indicate

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Jason Brandt, being duly sworn according to law upon his/her oath,
(Name)

deposes and says that he/she is the Managing Member in a deed dated June 28, 2013 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 1402 Lot number 12 located at

1393 Pennsylvania Avenue, Franklinville and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 222,317.47 (See Instructions #1 and #5 on reverse side) ☐ no prior mortgages 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.

(5) PARTIAL EXEMPTION FROM FEE (See 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 Fee, Supplemental Fee, and General Purpose Fee, 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. * (See Instruction #9 on reverse side for A or B)
B. BLIND PERSON Grantor(s) ☐ legally blind or;
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 THE CASE OF HUSBAND AND WIFE/PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See 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 (See Instructions #2, #10 and #12 on reverse side)

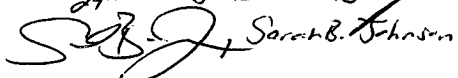
☒ Entirely new improvement. ☒ Not previously occupied.
☒ Not previously used for any purpose. ☒ "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(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 27th day of June, 2013


SARAH B. JOHNSON

NOTARY PUBLIC OF NEW JERSEY
ID # 2422984

My Commission Expires 7/23/2017

Signature of Deponent _____
258 N. Main Rd., Ste A Vineland NJ
Deponent Address
Last 3 digits in Grantor's Social Security Number xxx-xxx- 7777

Jason Brandt, Managing Member
Grantor Name
258 N. Main Rd., Ste A Vineland NJ
Grantor Address at Time of Sale
West Jersey Title
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY	
Instrument Number	County
Deed Number	Book
Deed Dated	Page
	Date Recorded

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY - DIVISION OF TAXATION

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.