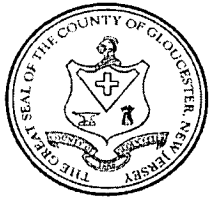


|                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Gloucester County Recording Data Page</b><br><b>Honorable James N. Hogan</b><br><b>Gloucester County Clerk</b><br> | <b>Official Use Only – Barcode</b><br>*60 2019 00001316*<br><br>Docket: 00001316<br>Type: DEP Pages: 5<br>James N. Hogan, Gloucester County Clerk<br>Receipt #: 795065 09:36:00A Jan 11, 2019<br>Recording Fee: 80.00 DB 6016 164 |
| <b>Official Use Only – Record &amp; Return</b>                                                                                                                                                         | <b>Official Use Only – Realty Transfer Fee</b><br>Consideration: 205,000.00 Tax/Code: S<br>County: 205.00 State : 512.50<br>NJAHF: 82.50 PHPFA : 102.50<br>EAA : 71.50<br>GenPur: .00<br>C) \$1M : .00 REALTY TOTAL: 974.00                                                                                         |
| Date of Document:<br>1/7/2019                                                                                                                                                                          | Type of Document:<br>Deed                                                                                                                                                                                                                                                                                           |
| First Party Name:<br>Melissa McKinney                                                                                                                                                                  | Second Party Name:<br>Brian Sand<br>Noelle Lannutti                                                                                                                                                                                                                                                                 |
| Additional Parties:                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                     |

|                                                                    |            |
|--------------------------------------------------------------------|------------|
| <b>THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</b>            |            |
| Block:<br>5.11                                                     | Lot:<br>54 |
| Municipality:<br>Deptford                                          |            |
| Consideration:<br>\$205,000.00                                     |            |
| Mailing Address of Grantee:<br>156 Liberty Way, Deptford, NJ 08096 |            |

|                                                                                                                                                                                           |                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING &amp; PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES &amp; OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</b> |                |
| Original Book:                                                                                                                                                                            | Original Page: |

TRIDENT LAND TRANSFER COMPANY (NJ) LLC  
3 EXECUTIVE CAMPUS  
SUITE 100  
CHERRY HILL, NJ 08002

# Deed

This Deed is made on January 5, 2018<sup>19</sup> AR  
Delivered on January 7, 2019  
Between

**Melissa McKinney**

whose post office address is 2831 NE 185<sup>th</sup> St. Apt # 601, Aventura, FL 33180

referred to as the Grantor,

and

**Brian Sand and Noelle Lannutti, joint tenants with rights of survivorship**

whose post office address is

156 Liberty Way  
Deptford, NJ

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 **TWO HUNDRED FIVE THOUSAND AND 00/100 (\$205,000.00)**. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15:1.1) Municipality of City of Deptford  
Block No. 5.11 Lot No. 54 Account No.

☐ No property tax identification number is available on the date of this Deed.  
(Check box if applicable)

3. **Property.** The Property consists of 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:

☒ Please see attached Legal Description annexed hereto and made a part hereof.

The street address is **156 Liberty Way, Deptford, NJ 08096**

Prepared by: (print signer's name below signature)

---

**Christopher M. Marrone, Attorney at Law**



State of New Jersey  
**NONRESIDENT SELLER'S TAX DECLARATION**

GIT/REP-1  
(12-15)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

**Melissa McKinney**

Current Street Address:

**2831 NE 185th St. Apt# 601**

City, Town, Post Office Box

**Aventura**

State

**FL**

Zip Code

**33180**

**PROPERTY INFORMATION**

Block(s)

**5.11**

Lot(s)

**54**

Qualifier

Street Address:

**156 Liberty Way**

City, Town, Post Office Box

**Deptford**

State

**NJ**

Zip Code

**08096**

Seller's Percentage of Ownership

**100%**

Total Consideration

**205,000.00**

Owner's Share of Consideration

**205,000**

Closing Date

**1/7/19**

**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 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.

**1/5/19**

Date

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

**SCHEDULE C  
PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

LAND AND PREMISES situate in the Township of Deptford, County of Gloucester and State of New Jersey as follows:

BEGINNING at a point on the Westerly line of Liberty Way, said point being a total arc and tangent distance of 451.36 feet from the Southerly end of a 15.00 foot radius curve, a distance of 21.76 feet connecting the Southerly right of way line of Yorktown Court (70 feet wide) with the Westerly right of way line of Liberty Way (70.00 feet wide), said point being on the division line of Lots 53 and 54, Block 5.11 on the Tax Map of the Township of Deptford; thence

(1) Eastwardly along said Westerly line of Liberty Way a radius of 160.00 feet curving to the left a distance of 20.05 feet to a point being the division line of Lots 54 and 55; thence

(2) Along the division line South 03 degrees 19 minutes 23 seconds West a distance of 96.15 feet to a point bearing the rear line of Lot 54; thence

(3) Along said line North 83 degrees 46 minutes 20 seconds West a distance of 20.02 feet to a point on the first mentioned division line; thence

(4) Along said line North 03 degrees 19 minutes 23 seconds East to the point and place of BEGINNING.

BEING shown and designated as Lot 54, Block 5.11 on plan entitled "Final Plat for Locust Grove Farm - MF 2" and duly filed in the Gloucester County Clerks Office on March 17, 1997 as Map No. 2846.

TAX NOTE: Being known as Block 5.11, Lot 54 on the official tax map (For informational purposes only).

DB 6016 167  
DOCKET# 00001316

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Trident Land Transfer Company (NJ) LLC]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed by:

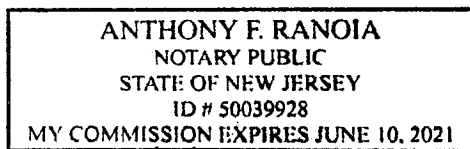
Anthony F. Ranoia

Melissa McKinney {SEAL}

State: NEW JERSEY  
County: Gloucester

I CERTIFY that on January 5, 2018<sup>19 APR</sup>, Melissa McKinney, personally came before and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$205,000.00 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).



Anthony F. Ranoia  
Anthony F. Ranoia  
(Print name and title below signature)

RECORD AND RETURN TO: