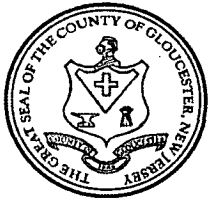


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2021 00040313*  Docket: 00040313 Type:DEE Pages:6 James N. Hogan, Gloucester County Clerk Receipt#:981531 02:55:02P Jul 22,2021 Recording Fee: 90.00 DB 6514 315
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 109,900.00 Tax/Code: S County: 110.00 State : 275.00 NJAHF: .00 PHPFA : 55.00 EAA : .00 GenPur: .00 C)\$1N : .00 REALTY TOTAL: 440.00
Date of Document: 04/29/2021	Type of Document: Deed
First Party Name: NAR Farms, LLC	Second Party Name: Ferrari, Kristen A. Ferrari, Edward J.
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 605	Lot: 3.01
Municipality: Township of East Greenwich	
Consideration: \$1.00	
Mailing Address of Grantee: 37 Whiskey Mill Road, Clarksboro, NJ 08020	

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

J#

21NJ00877

PREPARED BY: DAVID A. WOLLMAN, ESQ.

Preparer signature no longer required by NJSA 46:26A-3

CHARGE, RECORD RETURN
TRIDENT LAND TRANSFER CO, NJ
3 EXECUTIVE CAMPUS
SUITE 100
CHERRY HILL, NJ 08002

DEED

THIS DEED is made on the 29 day of April, 2021 between

NAR FARMS, LLC,

33 East Rattling Run Road
Mickleton, New Jersey 08056

Grantor(s)

AND

KRISTEN A. FERRARI and EDWARD J. FERRARI,

37 Whiskey Mill Road
Clarksboro, New Jersey 08020

Grantee(s)

In return for the payment to the Grantor(s) by the Grantee(s) of **ONE HUNDRED NINE THOUSAND NINE HUNDRED DOLLARS (\$109,900.00)**, the Grantor(s) grant and convey to Grantee(s) all of the land and premises located in the Township of East Greenwich, County of Gloucester, and State of New Jersey and being further described as follows:

Being known as Block 605, Lot 3.01 as shown on the Official Tax Map of the Township of East Greenwich.

Beginning at point for a corner in the proposed Southwesterly line of Whiskey Mill Road (33.00 feet wide) (30.00 feet from centerline proposed), said point being South 53° 55' 27" East and a distance of 240.77 feet from the Southeasterly end of a curve, Radius 16.00 feet, connecting said line of Whiskey Mill Road with the proposed Southeasterly line of Landing Road (33.00 feet wide) (30.00 feet from centerline proposed), said point being in the division line between Proposed Lots 3 and 3.01, Block 605 on Plan of Minor Subdivision hereinafter mentioned; extending thence

- (1) South 53° 55' 27" East, along said line of Whiskey Mill Road, a distance of 100.00 feet to a point for a corner in the division line between Proposed Lots 3.01 and 3.02, Block 605 on said Plan of Minor Subdivision hereinafter mentioned: thence

GIT/REP-3
(2-21)
(Print or Type)State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

NAR FARMS, LLC

Current Street Address

332 Ruffing Run Rd

City, Town, Post Office

Middletown NJ 08054

State

ZIP Code

Property Information

Block(s)

605

Lot(s)

3.01

Qualifier

Street Address

37 Whiskey Mill Road

City, Town, Post Office

Clarksboro (East Greenwich Twp.)

State

NJ

ZIP Code

08020

Seller's Percentage of Ownership

100%

Total Consideration

\$109,900.00

Owner's Share of Consideration

\$109,900.00

Closing Date

4/30/2021

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

Signature (Seller) *Nar Farms Managing Member* Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller) *Ronald E. Zeck Jr.* Indicate if Power of Attorney or Attorney in Fact

EXHIBIT "A"

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

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

Beginning at point for a corner in the proposed Southwesterly line of Whiskey Mill Road (33.00 feet wide) (30.00 feet from centerline proposed), said point being S 53° 55' 27" E and a distance of 240.77 feet from the Southeasterly end of a curve, Radius 16.00 feet, connecting said line of Whiskey Mill Road with the proposed Southeasterly line of Landing Road (33.00 feet wide) (30.00 feet from centerline proposed), said point being in the division line between Proposed Lots 3 and 3.01, Block 605 on Plan of Minor Subdivision hereinafter mentioned; extending thence

1. S 53° 55' 27" E, along said line of Whiskey Mill Road, a distance of 100.00 feet to a point for a corner in the division line between Proposed Lots 3.01 and 3.02, Block 605 on said Plan of Minor Subdivision hereinafter mentioned: thence
2. S 34° 54' 15" W, along said division line, a distance of 201.14 feet to a point for a corner in same; thence
3. S 25° 52' 33" W, along same, a distance of 300.14 feet to a point for a corner in the division line between Proposed Lot 3.01 and Lot 11, Block 605 on said Plan; thence
4. N 65° 01' 27" W, along said division line and along the division line between Proposed Lot 3.01 and Lot 10, Block 605, a distance of 120.00 feet to a point for a corner in the division line between Proposed Lots 3 and 3.01, Block 605 on said Plan; thence
5. N 25° 52' 33" E, along said division line, a distance of 183.99 feet to a point for a corner in same; thence
6. N 34° 54' 15" E, along same, a distance of 338.59 feet to the Point of Beginning.

TAX NOTE: Being known as Block 605, Lot 3.01 on the official tax map (For informational purposes only).

- (2) South 34° 54' 15" West, along said division line, a distance of 201.14 feet to a point for a corner in same; thence
- (3) South 25° 52' 33" West, along same, a distance of 300.14 feet to a point for a corner in the division line between Proposed Lot 3.01 and Lot 11, Block 605 on said Plan; thence
- (4) North 65° 01' 27" West, along said division line and along the division line between Proposed Lot 3.01 and Lot 10, Block 605, a distance of 120.00 feet to a point for a corner in the division line between Proposed Lots 3 and 3.01, Block 605 on said Plan; thence
- (5) North 25° 52' 33" East, along said division line, a distance of 183.99 feet to a point for a corner in same; thence
- (6) North 34° 54' 15" East, along same, a distance of 338.59 feet to the Point of Beginning.

Being known as Block 605, Lot 3.01 as shown on the Official Tax Map of the Township of East Greenwich.

BEING the same land and premises which became vested in *NAR FARMS, LLC*, by Deed from *THE ESTATE of MARY ANN ENGBLOM, Deceased, by Executor, JAMES A. ENGBLOM*, dated May 24, 2016 and recorded May 27, 2016 in the Gloucester County Clerk's Office in Deed Book 5473, Page 120.

ALSO BEING the same land and premises which became vested in *NAR FARMS, LLC*, by Subdivision Deed from *NAR FARMS, LLC*, dated February 6, 2020 and recorded February 20, 2020 in the Gloucester County Clerk's Office in Deed Book 6244, Page 276.

BEING the same land and premises which became vested in *NAR FARMS, LLC*, by Corrective Deed from *NAR FARMS, LLC*, dated 4/29/21, and recorded 7/22/21 in the Gloucester County Clerk's Office in Deed Book 6514, Page 303.

BEING the same land and premises which became vested in *TOWNSHIP OF EAST GREENWICH*, by Deed of Right-of-Way Dedication from *NAR FARMS, LLC*, dated 4/29/21, and recorded 7/22/21 in the Gloucester County Clerk's Office in Deed Book 6514, Page 291.

The Grantor(s) have received full payment from the Grantee(s).

Promises by Grantor(s). The Grantor(s) promise that Grantor(s) have 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(s) have 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(s)).

The Grantor(s) sign this Deed on the first date above. If the Grantor(s) is a corporation, this deed is signed by its corporate officers and its corporate seal is affixed.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF OR ATTESTED BY:

NAR FARMS, LLC

ATTESTED BY: [Signature]
RONALD E. ZECK, JR., MANAGING
MEMBER

ACKNOWLEDGMENT

STATE/Commonwealth of NS :
COUNTY OF Gloucester ss:
:

I am a Public Notary an officer authorized to take acknowledgments and proofs in this State/Commonwealth.

On April 29 2021, RONALD E. ZECK, JR. (from now on called the "witness") appeared before me in person and acknowledged that he/she is MANAGING MEMBER of NAR FARMS, LLC, the Company named in this Deed and the he/she signed, sealed and delivered this deed and as and for the voluntary act and deed of the entity authorized by a proper resolution of the entity and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, C.49, 1(c), is \$109,900.00.

[Signature]
Notary Public

Michele Reihing
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2424064
MY COMMISSION EXPIRES August 15, 2022